



**GRASSROOTS**  
REALTY GROUP

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**3336 New Brighton Gardens SE  
Calgary, Alberta**

**MLS # A2285908**



**\$379,980**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Bright and beautifully maintained townhouse in New Brighton featuring a thoughtfully designed open-concept main floor. The spacious kitchen offers plenty of storage, a central island, and flows seamlessly into the dining and living areas, all filled with natural light and finished with engineered hardwood throughout. Upstairs you'll find two primary bedrooms, each with its own ensuite and walk-in closet, plus a flexible space that works well as a home office or reading nook. The partially developed lower level includes a double attached garage, laundry with sink, and additional storage or hobby space. Outside, the private west-facing patio provides a comfortable space for lounging, gardening, or pets while overlooking a landscaped courtyard. Conveniently located within walking distance to shopping, schools, transit, and the New Brighton Community Centre.