



**37 New Brighton Point SE
Calgary, Alberta**

MLS # A2292283



\$374,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,235 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Wall mounted shelving, TV mount

Located in the heart of New Brighton, this well-maintained three-storey townhome offers a functional layout, great natural light, and an unbeatable location close to parks, schools, and everyday amenities. Just steps from playgrounds and the New Brighton Athletic Park, you'll enjoy easy access to football, soccer, and baseball fields, along with nearby walking paths and green spaces. Shopping and dining are only minutes away at 130th Avenue and High Street in McKenzie Towne. The main living area features tall ceilings, oversized windows, and an open floor plan that connects the kitchen, dining, and living spaces. The kitchen is designed for both style and practicality with stainless steel appliances, modern cabinetry, a tile backsplash, and a large island with breakfast seating. A convenient powder room completes the main level. Upstairs are two spacious primary bedrooms, each with its own private ensuite, along with the added convenience of upper floor laundry. Outside, enjoy a private deck with bamboo privacy screening and a lower patio that opens to a quiet courtyard and tree-lined pathway. Parking is easy with a single attached garage plus a second covered parking pad. Recent updates include a new dishwasher (2024) and new hot water tank. Residents of New Brighton also enjoy access to the New Brighton Club, featuring a splash park, skating rink, tennis courts, and year-round community programming.