



GRASSROOTS
REALTY GROUP

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**205 New Brighton Row SE
Calgary, Alberta**

MLS # A2294327

\$389,888



Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,291 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Guest,		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Space Heater	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

EXTENSIVELY UPGRADED 1291 SQFT, 3 BED 2 & 1/2 BATH, SUNNY END UNIT TOWNHOUSE: ***TOP 10 FEATURES:*** .1. END UNIT W/ ADDITIONAL WINDOWS .2. NEW FURNACE .4. NEW A/C .5. NEW WATER SOFTENER .6. NEW REVERSE OSMOSIS WATER FILTRATION .7. HARDWOOD FLOORS THROUGHOUT .8. FRESHLY PAINTED .9. PET FRIENDLY .10. SW FACING DECK | WELCOME to 205 New Brighton Row. This recently painted and extensively upgraded end-unit townhouse, offering privacy, abundant natural light, and an open feel throughout. Thoughtfully designed across three levels, this home blends functionality with modern comfort in a low-maintenance setting. The entry level features a spacious tandem double attached garage, providing ample room for parking, storage, or workshop setup. It also offers the potential to turn 1/2 into additional living space for a gym, office or recreation area. A welcoming foyer creates a clean transition into the home, with access to a private outdoor patio. The main floor showcases a light and bright open-concept layout with 9' high ceilings, creating an airy and inviting atmosphere. The living and dining areas flow seamlessly together, enhanced by large windows that fill the space with natural light. At the center, the kitchen stands out with granite countertops, stainless steel appliances, full-height cabinetry, and a side island with space for seating, designed for both everyday living and entertaining. A convenient 2-piece bathroom and access to the rear upper deck complete this level. Upstairs, the home offers a well-balanced 3-bedroom layout designed for comfort and privacy. The primary bedroom features a walk-in closet and private 3-piece ensuite, while two additional good-sized bedrooms provide flexibility for family, guests, or a home office. A full 4-piece bathroom and

upper-level closet laundry add everyday convenience. Extensive upgrades throughout the home include hardwood flooring throughout, a new furnace, water softener, and reverse osmosis water filtration system, enhancing both comfort and long-term value. Conveniently located near 130th Avenue SE and the New Brighton Athletic Park, residents enjoy quick access to grocery stores, restaurants, cafes, walking trails, open fields and everyday essentials just minutes away. With close proximity to Deerfoot Trail and Stoney Trail, commuting is simple and efficient—whether heading downtown or across the city. This pet-friendly complex allows 2 cats or 1 dog (max 20kg), along with fish or birds (with board approval), making it an ideal option for a variety of lifestyles. TOUR THE 3D WALK-THROUGH BELOW.