



**3065 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2304080



\$365,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	907 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Patio Swing

****OPEN HOUSE: 12:30PM - 2:30PM**** Welcome to this BRIGHT BEAUTIFULLY MAINTAINED 2 BEDROOM, 1.5 BATHROOM townhome in the heart of NEW BRIGHTON. Offering the perfect blend of COMFORT, FUNCTIONALITY, and LOW-MAINTENANCE LIVING. Tucked away, SOUTH EAST facing a QUIET COURTYARD rather than another row of homes or busy driveway, this unit offers a rare sense of privacy and charm that’s hard to find in this price range. Step inside to discover a BRIGHT OPEN-CONCEPT MAIN FLOOR featuring LARGE SOUTH EAST-FACING WINDOWS that fill the space with NATURAL LIGHT. The functional layout offers a spacious living area, room for dining, and a well-appointed kitchen with plenty of cabinetry, an EAT-UP BREAKFAST BAR, and a PANTRY for additional storage. The main floor is complete with a convenient 2-PIECE POWDER ROOM and an OPEN-RISER STAIRCASE that enhances the airy feel of the home. Upstairs, you’ll find 2 GENEROUSLY SIZED BEDROOMS including a spacious PRIMARY RETREAT large enough for a KING-SIZED BED, along with a full 4-PIECE BATHROOM and UPPER FLOOR LAUNDRY for added convenience. The lower level provides direct access to the DOUBLE TANDEM ATTACHED GARAGE, a rare and highly desirable feature offering secure parking for 2 vehicles plus additional storage space. Enjoy the benefits of LOW CONDO FEES and access to the NEW BRIGHTON HOA amenities, all while being steps to PARKS, SCHOOLS, SHOPPING, RESTAURANTS, and major routes including DEERFOOT and STONEY TRAIL. Whether you’re a FIRST-TIME HOME BUYER, YOUNG PROFESSIONAL, or INVESTOR, this MOVE-IN READY home offers exceptional value in one of Calgary’s most family-friendly communities.