



GRASSROOTS
REALTY GROUP

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236 New Brighton Row SE
Calgary, Alberta

MLS # A2198975



\$415,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,124 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Attached Carport, Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 232

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Discover the charm of 236 New Brighton Row SE, a thoughtfully designed townhouse that blends modern elegance with everyday functionality. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere for both daily living and entertaining. Step onto the bright balcony off the kitchen—an ideal spot to unwind and enjoy the fresh air. Upstairs, you’ll find two generously sized primary bedrooms, each featuring a 4-piece ensuite and a walk-in closet, offering a perfect blend of comfort and privacy. Additional conveniences include a single garage and a covered carport, ensuring your vehicles are well-protected year-round. Located just minutes from shopping, dining, transit, and the vibrant amenities along 130th Ave, this home offers unparalleled convenience in one of Calgary’s most sought-after communities and makes everyday errands and dining out a breeze.