

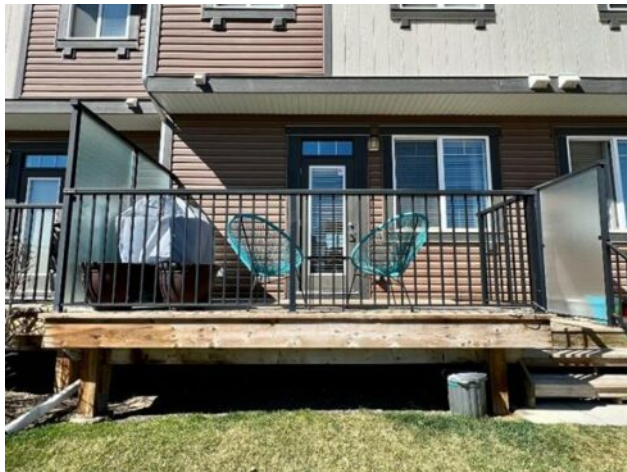


GRASSROOTS
REALTY GROUP

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133 New Brighton Walk SE
Calgary, Alberta

MLS # A2207327



\$450,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,108 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Insulated, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 133 New Brighton Walk SE, Calgary — a stylish and meticulously maintained townhouse offering the perfect blend of comfort, convenience, and modern elegance in the heart of New Brighton. Ideal for small families, young professionals, or investors, this home features two spacious primary suites, each with its own ensuite and walk-in closet, providing flexibility and privacy. The bright, open-concept layout is filled with natural light, with seamless transitions between the kitchen, dining, and living areas — perfect for both entertaining and everyday living. The kitchen is a chef's dream with stainless steel appliances, quartz countertops, a large island with seating, sleek cabinetry, a stylish backsplash, and a tall storage closet for extra utility. The balcony, equipped with a gas line for your BBQ, offers a convenient space for grilling and casual outdoor enjoyment. The tandem double garage provides plenty of room for parking and storage, while the upper-level laundry adds everyday practicality. This property is not only move-in ready but also a smart investment, with strong rental demand in this sought-after community. Residents enjoy access to the New Brighton Club, featuring a splash park, hockey rink, tennis courts, and year-round programs. Surrounded by parks, playgrounds, walking trails, schools, shopping, dining, and public transit, this home ensures a connected and vibrant lifestyle. Whether you're looking for your first home, a low-maintenance property, or a rental-ready investment, 133 New Brighton Walk SE delivers style, functionality, and lasting value. Don't miss your chance to make this exceptional property yours — book your private showing today!