



GRASSROOTS
REALTY GROUP

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122 New Brighton Villas SE
Calgary, Alberta

MLS # A2212590



\$444,900

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to this clean, bright, and fresh end-unit townhouse! Everything in this home has been meticulously maintained, upgraded, replaced, or cleaned within an inch of its life. The extra end unit windows bathe the entire main floor in sunlight, showcasing the all-new luxury vinyl plank flooring, new baseboards, and fresh paint. The spacious galley kitchen makes meal prep easy, and there's plenty of room for everyone around the massive granite-topped island and separate dining area. With the addition of the half bath and oversized living room, the main floor is perfect for entertaining. Head upstairs to find more new flooring and fresh paint. The double oversized primary bedrooms and large reading area are ideal for families or professional couples. There's ample space for all your gear in the basement storage and laundry room, and you can tuck your two vehicles in at night in the attached double garage. See this one soon—it's priced to sell and move-in ready!