



GRASSROOTS
REALTY GROUP

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174 New Brighton Point SE
Calgary, Alberta

MLS # A2212761



\$409,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,186 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome Home! This freshly painted, well-kept 2-bedroom, 2.5-bathroom townhome offers over 1,100 square feet of comfortable living space and a recently updated furnace. The open-concept main floor is bright and spacious—great for everyday living or hosting friends. Enjoy your morning coffee on the balcony or fire up the grill on the lower patio. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom. The primary bedroom also includes a walk-in closet. Other great features include upper-floor laundry, a 2-piece powder room on the main level, and a double tandem attached garage. Visitor parking is close by for added convenience. Located in the heart of New Brighton, you're just steps from the Athletic Park and minutes to all the shopping and restaurants along 130th Ave. Whether you're a first-time buyer, investor, or looking for a low-maintenance place to call home, this is a great opportunity in a vibrant community.