



GRASSROOTS
REALTY GROUP

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174 New Brighton Point SE
Calgary, Alberta

MLS # A2212761



\$420,000

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:	\$ 232
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 to this bright and spacious 2-bedroom, 2.5-bathroom townhome with over 1100 SQFT of luxurious living space. This well-maintained unit features an open-concept main floor that is perfect for modern living. Enjoy your morning coffee on the balcony or grill on the lower patio. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite bathroom, including a primary suite with a walk-in closet. Additional features include upstairs laundry, a 2-piece powder room, and a double tandem attached garage. Visitor parking is conveniently located nearby, making this home ideal for families and professionals. Located in the vibrant community of New Brighton, you are just steps away from New Brighton Athletic Park and close to shops along 130th Ave. *** Please note that the property is currently tenant-occupied, with a lease that is set to expire on March 31, 2025. This presents an excellent investment opportunity or a chance to secure a future home. Don't miss the opportunity to be part of this lively community.