



GRASSROOTS
REALTY GROUP

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**3050 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2212858



\$419,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: None

END UNIT | QUIET EXPOSURE | DOUBLE GARAGE | Located in the awesome family community of New Brighton! This is definitely one of the best locations in the complex! End unit facing a private courtyard and siding onto an alleyway. Minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House! Cute little front yard with a white picket fence, and walk into an open airy plan with tons of natural light. The large living & dining rooms are open to the maple kitchen featuring black appliances & raised breakfast bar, wine storage racks & built-in china cabinet. Upstairs you will find double primary bedrooms each with full ensuites (and one with a walk-in closet!) The basement offers lots of storage with built-in shelving. Alley access for the double attached garage too! Enjoy the sunny west patio overlooking the courtyard plus a BBQ balcony off the living room. Come check this one out today!