

3222 New Brighton Gardens SE
Calgary, Alberta

MLS # A2217759



\$415,000

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|------------------|---|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,243 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Rear | | |
| Lot Size: | - | | |
| Lot Feat: | Front Yard | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central, High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 283 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: None

Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space. Step inside to a bright living and dining area, perfect for entertaining. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze. A convenient powder room completes the main floor. Upstairs, you'll find two spacious primary suites, each with its own private 4-piece ensuite – perfect for families, roommates, or guests! A flex space on the upper level offers additional versatility, whether you need a home office or cozy reading nook. The double attached garage provides secure parking and extra storage, while the laundry/utility room offers added convenience. Unbeatable Location: Walking distance to New Brighton Community Centre & parks/trais; Close to excellent CBE and CCSD schools; Short walk to McKenzie Towne Transit Terminal; Minutes from McKenzie Towne High Street, shopping, dining & amenities With its prime location, modern layout, and low-maintenance lifestyle, this home is perfect for first-time homebuyers, downsizers, or investors looking for an excellent opportunity. Don't miss out – book your showing today!