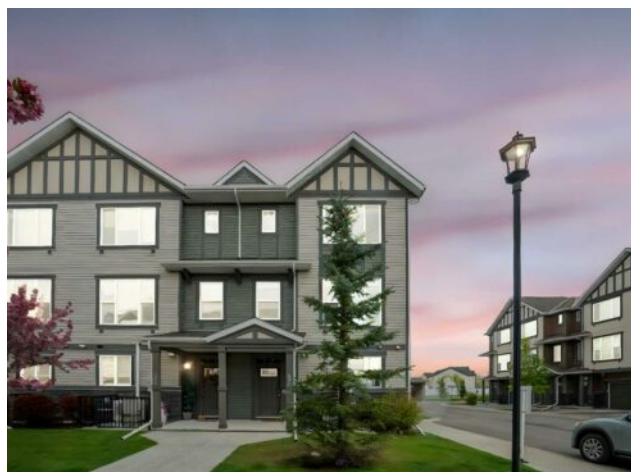


251 New Brighton Walk SE Calgary, Alberta

MLS # A2223006


\$487,500

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,576 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Parking Pad		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Multi-Residential-Low Pro
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water		

Inclusions: Television Mounts

OPEN HOUSE SATURDAY -- 11am-12:45pmWelcome to this bright and well-maintained END UNIT TOWNHOME with 3 bedrooms, 2.5 bathrooms, and a rare DOUBLE GARAGE with a FULL DRIVE-WAY, providing extra parking and convenience. The open-concept main floor features 9-FOOT CEILINGS, a generous living room with an adjacent DEN/FLEX SPACE, a dining area surrounded by windows on three sides that fill the space with NATURAL LIGHT, and a functional kitchen with beautiful cabinetry, a pantry, and an impressive 10-FOOT QUARTZ ISLAND—perfect for cooking and entertaining. As an end unit, the home benefits from additional windows throughout, creating a warm and inviting atmosphere. The primary bedroom easily accommodates a KING-SIZED BED and includes a WALK-IN CLOSET and PRIVATE ENSUITE. Enjoy outdoor living on the BALCONY with a gas BBQ hookup or relax in the landscaped courtyard just outside your door. Additional highlights include CENTRAL AIR CONDITIONING, TRIPLE PANE WINDOWS, a newer TANKLESS HOT WATER HEATER, a laundry room with a window, and a convenient powder room on the main level. Located close to parks, schools, shopping, and the New Brighton Community Centre & Athletic Park with amenities like a clubhouse, skating, a spray park, and racket sports, this home combines comfort, function, and a fantastic location. Everything you need in a townhome and at a great price!