

**3022 New Brighton Gardens SE  
Calgary, Alberta****MLS # A2226848****\$389,800**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All lighting

PRICE REDUCED TO SELL! Welcome to your ideal starter home! This delightful residence seamlessly combines convenience, comfort, and contemporary living, making it perfect for first-time buyers and investors alike. Situated in a lively community, this home boasts a prime location close to all type of school such as New Brighton Elementary, Dr. Martha Cohen Junior High, and JCS High School. With easy access to South Health Campus Hospital and Calgary Transit bus routes to downtown, commuting is a breeze. Shopping and dining options are just around the corner, with McKenzie Towne and the Shopping Plaza on 130th Ave within easy reach. Upon entering, you'll be greeted by freshly painted walls and soaring 13 ft ceilings in the living room area. The spacious living room, filled with natural light from expansive windows, features dimmable LED lighting and an elegant chandelier, fostering a warm and inviting environment. The generous dining room is ideal for entertaining family and friends, while the bright eat-in kitchen boasts a portable island, stylish laminate flooring, stainless steel appliances, a granite countertop, and a RAW filter system. On the upper level, two master bedrooms await, each equipped with their own 3- & 4-piece ensuite bathrooms and walk-in closets, ensuring both privacy and comfort. Additional highlights include a two-car garage, sparing you the winter scraping hassle, and a condo board-approved air conditioning system. The lower level provides a convenient washer and dryer setup, along with ample space for a workout area, hobby room, or extra storage. Don't miss this incredible opportunity to own a home that beautifully marries modern amenities with a sought-after location, all while enjoying low condo fees!