

**3232 New Brighton Gardens SE  
Calgary, Alberta**

**MLS # A2241665**



**\$400,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | New Brighton                              |               |                   |
| <b>Type:</b>     | Residential/Five Plus                     |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 1,020 sq.ft.                              | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated, Tandem |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Lane                                 |               |                   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air                        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | Finished, Partial                 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          |
| <b>Foundation:</b> | Poured Concrete                   |
| <b>Features:</b>   | Open Floorplan, Pantry            |

|                   |         |
|-------------------|---------|
| <b>Water:</b>     | -       |
| <b>Sewer:</b>     | -       |
| <b>Condo Fee:</b> | \$ 303  |
| <b>LLD:</b>       | -       |
| <b>Zoning:</b>    | M-1 d75 |
| <b>Utilities:</b> | -       |

**Inclusions:** N/A

Welcome to a very well kept townhome in the very desirable community of New Brighton! Amazing features include: 2 bedrooms , 1.5 bathrooms, insulated/drywalled tandem garage that you could park a truck in, newer Luxury Vinyl Planking , new appliances and AC, lovely front patio area with artificial turf, large storage/laundry area and much more! Location is a 10 out of 10 - all shopping/amenities at 130th/McKenzie Town within blocks, South Campus Hospital 5 minute drive, all schools close by and very easy access to Stoney Trail/Deerfoot Trail! Total pride in ownership and move-in ready! LOW CONDO FEES!