

**172 New Brighton Point SE  
Calgary, Alberta**

**MLS # A2244520**



**\$395,000**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                                                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                     |               |                   |
| <b>Size:</b>     | 1,201 sq.ft.                                                 | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 2                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Guest, Off Street, On Street, Single Garage Attached, Tandem |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Low Maintenance Landscape                 |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 239 |
| <b>Basement:</b>   | None                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                    | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Beamed Ceilings, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

**\*INVEST OPPURTUNITY\*** Lease in place with tenants for \$2,000 per month until December 31, 2025. This townhouse has an open concept living room, dining room and kitchen which is excellent for entertaining your family and friends. The kitchen has 4-appliances, loads of cupboard space and an option for bar seating. Upstairs has 2 wonderful bedrooms with 2 ensuite bathrooms that can be your oasis. And the laundry is located upstairs for your convenience. There is a balcony for BBQing and patio area on the other side of the garage. The garage is tandem style for 2 vehicles. Condominium is Professionally Managed. This home has access to New Brighton Resident's Association which offers splash park, events, facilities, and community tool shed. Close to New Brighton Athletic Park, 130 Ave Shopping District, schools, transit, pathways and so much more. Book your showing today!