

3174 New Brighton Gardens SE  
Calgary, Alberta

MLS # A2256806



**\$408,000**

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,216 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: None

Basement: None, Partially Finished

Exterior: Concrete, Stone

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 303

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: None

**\*\*2 PRIMARY BEDROOMS with full ensuite bathrooms\* \*Double Attached Garage\* \*Balcony & Fenced Patio\* \*Immediate possession\* \* Move-in ready!!\* You will be pleased to know that this home is Freshly painted, has New window blinds, New smoke/co detectors, the Furnace ducts & Carpets were just cleaned plus it is a No smoking & No Pets home! Perfectly Located just minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House, a short drive to the South Campus Hospital and easy access to Stoney Trail & Deerfoot Trails! The main floor is bright & open with an amply sized living room, a spacious kitchen with a Huge island & breakfast bar, a breakfast nook, plus there is a &nbsp;a Sunny SOUTH balcony conveniently located just off the kitchen. The main floor also has a conveniently located 2 piece bathroom. Be sure to make note of the front, fenced patio for your time outdoors or some garden planters and patio furniture. Upstairs you will find 2 Primary Bedrooms with full ensuite bathrooms, a flex area for an office, reading room??? and a good-sized storage cabinet. Downstairs is the laundry room, extra storage, and direct access to the Double, attached garage with shelving. This is PET-FRIENDLY Complex! The 12 month average Enmax Water, Gas & Electricity(July 2024 - June 2025 = \$233.36**