

**3192 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2202146



\$427,500

Division:	New Brighton		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: TV Mount

**** Please click on "Videos" for 3D tour **** Welcome to a very well kept ORIGINAL OWNER townhouse in very desirable New Brighton! Amazing features include: 2 good sized Primary bedrooms both with their own en suite bathrooms and both with walk-in closets, 2.5 bathrooms, double insulated/drywalled garage, newer Luxury Vinyl Planking (2020), good sized back deck & lovely front patio area, upper den/office area, 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!**