

**50 New Brighton Point SE
Calgary, Alberta****MLS # A2204144****\$409,900**

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 232
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: Kitchen island, coffee station and bar fridge, shelving in living room, garage shelving and bench, coat rack in front hall, shed.

Perfect Starter Home! This stylish 2-bedroom townhome offers the ideal blend of comfort and convenience. Both bedrooms feature full ensuite baths—perfect for privacy or roommates. Enjoy the airy feel of 9 ft ceilings and an open floor plan, with a bright kitchen that opens to a balcony overlooking a peaceful, treed green space. You'll love the unique live edge wood countertops and the added bonus of central A/C. Parking is a breeze with a single attached garage PLUS a carport—2 spots total! Extra storage out back with a handy shed. Affordable, move-in ready, and waiting for you!