

318, 130 New Brighton Way SE  
Calgary, Alberta

MLS # A2207650



**\$469,500**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Multi-Residential-Low Pro
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Built-in Garage Shelves, Garage Workbench

**\*\*OPEN HOUSE Sunday, May 4th -- Noon-2pm\*\*** Step into this lovingly extremely well maintained 3-bedroom, 2 1/2-bathroom home in the sought-after community of New Brighton, where comfort, style, and warmth await. From the moment you enter, you'll feel the pride of ownership in every detail. This home offers a perfect blend of modern elegance and inviting, functional spaces—all at an exceptional price. The spacious eat-in kitchen, complete with a breakfast bar and ample counter space, seamlessly flows into the bright family room, creating an ideal setting for both quiet evenings and lively gatherings. The kitchen also boasts room for a large dining table, perfect for family meals and entertaining. Just off the kitchen, you'll find a private balcony—an ideal spot for enjoying your morning coffee or relaxing outdoors. Upstairs, the primary bedroom is generously sized to accommodate a king-sized bed and is paired with a walk-in closet and a 4-piece ensuite bath—providing all the necessary comforts for your personal retreat. Two additional bedrooms offer flexibility for family, guests, or a home office, and another well-appointed 4-piece bathroom serves this level. A convenient second-floor laundry area adds to the home's practical, everyday comfort. The finished basement, featuring large windows, is flooded with natural light, offering additional living space. You'll also find plenty of storage throughout the home, ensuring everything has its place. The double-attached garage offers both convenience and additional storage space. The vibrant community of New Brighton offers a wealth of amenities, including a clubhouse with social functions and activities, a skating rink, splash park, ball courts, and much more. With easy access to schools, parks, shopping, and the clubhouse, you'll appreciate the convenience and lifestyle that comes with

living here. Nearby playgrounds and walking paths offer endless opportunities to enjoy the outdoors. Offered at a wonderful price, this home is move-in ready and waiting for its next family to make lasting memories. Don't miss the opportunity to call this beautiful property your own!