

3262 New Brighton Gardens SE  
Calgary, Alberta

MLS # A2223436

\$405,000

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | New Brighton                                                        |        |                   |
| Type:     | Residential/Five Plus                                               |        |                   |
| Style:    | 2 Storey                                                            |        |                   |
| Size:     | 1,220 sq.ft.                                                        | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                                                   | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                              |        |                   |
| Lot Size: | -                                                                   |        |                   |
| Lot Feat: | Back Lane, Landscaped, Low Maintenance Landscape, Many Trees, Paved |        |                   |

|             |                                                          |            |        |
|-------------|----------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                          | Condo Fee: | \$ 303 |
| Basement:   | Partial, Unfinished                                      | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                       | Zoning:    | M-1    |
| Foundation: | Poured Concrete                                          | Utilities: | -      |
| Features:   | Granite Counters, Kitchen Island, Open Floorplan, Pantry |            |        |

**Inclusions:** Living Room Couch, Attached mirror in dining room wall, attached shelves in kitchen in-between windows.

Welcome home to a beautifully appointed 2-bedroom, 2.5-bathroom townhome offering a perfect blend of comfort, functionality, and location. Designed with modern living in mind, this home features two spacious primary bedrooms, each with its own private ensuite, making it ideal for professionals, small families, or roommates. The main living area boasts granite countertops in both the kitchen and bathrooms, creating a sleek and durable finish throughout. Enjoy the convenience of a double attached garage with alley access, along with a recently replaced washer and dryer for added peace of mind. Step outside and you'll find yourself just a short walk to McKenzie Towne, where all your shopping, dining, and service needs are met. Nearby parks and green spaces offer the perfect setting for outdoor enjoyment, and the complex is well-managed with a healthy reserve fund, ensuring long-term stability. This home combines low-maintenance living with unbeatable location!