

172 New Brighton Point SE
Calgary, Alberta

MLS # A2244520

\$395,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Guest, Off Street, On Street, Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

INVEST OPPURTUNITY Lease in place with tenants for \$2,000 per month until December 31, 2025. This townhouse has an open concept living room, dining room and kitchen which is excellent for entertaining your family and friends. The kitchen has 4-appliances, loads of cupboard space and an option for bar seating. Upstairs has 2 wonderful bedrooms with 2 ensuite bathrooms that can be your oasis. And the laundry is located upstairs for your convenience. There is a balcony for BBQing and patio area on the other side of the garage. The garage is tandem style for 2 vehicles. Condominium is Professionally Managed. This home has access to New Brighton Resident's Association which offers splash park, events, facilities, and community tool shed. Close to New Brighton Athletic Park, 130 Ave Shopping District, schools, transit, pathways and so much more. Book your showing today!