

157 New Brighton Point SE
Calgary, Alberta

MLS # A2230336



\$415,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,254 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: All Attached Light Fixtures, All Attached Window Coverings

Welcome to this well-maintained, move-in-ready townhome in the desirable community of New Brighton. This beautiful home features a bright open-concept layout with spacious living and dining areas, and carpet flooring throughout for a warm, inviting feel. The kitchen offers modern cabinetry, generous counter space, and newer stainless steel appliances that combine both function and style. Upstairs, the double master layout offers flexibility for families, roommates, or guests – with two large bedrooms, each with its own private ensuite. One of the bedrooms features a walk-in closet, while the other provides excellent closet space. A convenient upper-level laundry area with a large linen closet adds everyday ease and extra storage. Enjoy your morning coffee or evening unwind on the private back balcony overlooking peaceful greenspace – a perfect outdoor extension of your living space. The lower level serves as a welcoming entryway and provides access to the double tandem attached garage, offering secure parking for two vehicles and plenty of storage. Additional updates include fresh paint throughout, giving the home a modern, refreshed look. Located close to parks, schools, shopping, and major roadways, this home is an ideal fit for first-time buyers, small families, or investors seeking value, comfort, and convenience.