

**100 New Brighton Point SE**  
**Calgary, Alberta****MLS # A2259929****\$385,500**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                                                            |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                   |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                      |               |                   |
| <b>Size:</b>     | 1,287 sq.ft.                                                            | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Interior Lot, Level                                                     |               |                   |

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|--------------------|------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                           |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                       |
| <b>Roof:</b>       | Asphalt Shingle                                      |
| <b>Basement:</b>   | None                                                 |
| <b>Exterior:</b>   | Vinyl Siding                                         |
| <b>Foundation:</b> | Poured Concrete                                      |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Walk-In Closet(s) |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 244 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-1    |
| <b>Utilities:</b> | -      |

**Inclusions:** none

Welcome to your new home! This bright and well kept 3 bedroom, 2.5 bathroom END UNIT 3-storey townhome comes with almost 1,300 sq. ft. of FRESHLY PAINTED living space. The OPEN CONCEPT living, dining and kitchen is on the second floor. Being an end-unit, there are 2 LARGE WINDOWS on the east and north sides of the living room bringing in PLENTY OF NATURAL LIGHT and AWESOME VIEWS OF THE POND just beside the townhouse complex. There is new LAMINATE FLOORING on living and dining areas. The CEILING FAN and central AIR-CONDITIONER is included, providing comfort during the warm summer days. The spacious kitchen boasts of ESPRESSO CABINETS, STAINLESS-STEEL HOODFAN, BLACK APPLIANCES, TONS OF COUNTER SPACE & A PENINSULA ISLAND, perfect as a breakfast bar. A 2-piece bathroom and a WEST-FACING BALCONY WITH A GAS LINE TO THE BARBECUE completes the second floor. Upstairs you'll find the convenient STACKED WASHER & DRYER, the good-sized master bedroom with a WALK-IN CLOSET AND 3-PIECE ENSUITE, a 4-PIECE MAIN BATH and the other 2 bedrooms on the west side. The ATTACHED DOUBLE TANDEM GARAGE comes with a backdoor. Half of the garage used to be a 4th bedroom and can easily be converted back with proper permits and condo board approval, of course. Tons of visitor parking in front and on the north side of this home. This lovely home has easy access to the South Trail Shopping complex, just go through the pedestrian access at the corner of the complex and cross the 52 Street SE! Among the stores within walking distance are Rona, Home Depot, Walmart, Marks, Superstore, Canadian Tire plus a plethora of restaurants. The great community of New Brighton has tons of parks, playgrounds, schools, ponds and a community

clubhouse with a summer waterpark and hosting different events including the annual Stampede breakfast for all residents and neighbouring communities. This lovely home is incredibly priced and comes with great value. Don't miss out!