

**114 New Brighton Landing SE**  
**Calgary, Alberta**

**MLS # A2270829**



**\$365,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** cabinet in the living room

Open House Saturday December 6th 12 PM- 2PM! Step into this bright and inviting 2-bedroom, 2.5-bathroom townhome, perfectly situated in a quiet location within the complex and offering true move-in ready convenience. The main floor features an open, well-planned layout with a spacious living area and a comfortable dining space. The kitchen provides plenty of cabinetry, generous counter space, and a peninsula with seating &mdash; ideal for everyday living. From here, enjoy direct access to the sunny south-facing balcony, a great spot to relax or enjoy your morning coffee. A convenient half bath completes this level. Upstairs, both bedrooms are well-sized and each includes its own ensuite bathroom for added privacy. Primary features a large walk in closet. The laundry room is conveniently located on this level and comes equipped with front-load washer and dryer for easy day-to-day living. Recently painted in a clean, neutral palette and exceptionally well maintained, the home offers a fresh, modern feel throughout. An added bonus is the attached single tandem garage, offering secure parking for two vehicles, extra storage space, and year-round convenience. The location is outstanding: minutes from major routes including Deerfoot Trail and Stoney Trail, 52nd Street &mdash; making commuting and daily errands incredibly convenient. You're also close to the nearby pond, athletic park, and all the shopping, dining, and amenities along 130th Avenue. With its move-in ready condition, quiet setting, and unbeatable accessibility, this townhome offers fantastic value. Connect with your favourite Realtor today to schedule your private viewing.