



174 New Brighton Point Calgary Alberta

\$420,000

Welcome Home to this bright and spacious 2-bedroom, 2.5-bathroom townhome with over 1100 SQFT of luxurious living space. This well-maintained unit features an open-concept main floor that is perfect for modern living. Enjoy your morning coffee on the balcony or grill on the lower patio. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite bathroom, including a primary suite with a walk-in closet. Additional features include upstairs laundry, a 2-piece powder room, and a double tandem attached garage. Visitor parking is conveniently located nearby, making this home ideal for families and professionals. Located in the vibrant community of New Brighton, you are just steps away from New Brighton Athletic Park and close to shops along 130th Ave. *** Please note that the property is currently tenant-occupied, with a lease that is set to expire on March 31, 2025. This presents an excellent investment opportunity or a chance to secure a future home. Don't miss the opportunity to be part of this lively community. (id:6769)

2pc Bathroom 4.10 M x 5.00 M

Dining room 10.60 M x 6.10 M

Kitchen 8.80 M x 14.80 M

Living room 14.20 M x 13.11 M

Primary Bedroom 14.10 M x 13.80 M

4pc Bathroom 7.00 M x 8.40 M

Bedroom 11.10 M x 10.00 M

4pc Bathroom 7.10 M x 8.00 M

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca