



## 3074 New Brighton Gardens Calgary Alberta

\$479,900

BEAUTIFULLY RENOVATED & UPDATED! Welcome to The Mosaic in New Brighton in the heart of SE Calgary, Alberta! This PET FRIENDLY complex offers LOW CONDO FEES and the perfect blend of space, convenience, ideal for growing families or savvy investors. With 1222 square feet of living space, and rare but sought after FRONT KITCHEN this townhouse provides ample room for comfortable living and entertaining, with WIDE OPEN LIVING to the back. Enjoy the luxury of two master bedrooms, each with its own ensuite bathroom, offering privacy and convenience for families and guests alike. The front yard opens onto a lovely courtyard, perfect for BBQs or relaxation, and the sprinkler system helps keep your little garden and plants lush and green. Park with ease and store your belongings in the spacious double car garage, providing added security and convenience. Nestled in the family-friendly neighborhood of NEW BRIGHTON, this home is conveniently located close to top-rated schools, parks, playgrounds, shopping centers, Calgary transit! This community also has a variety of amenities, like a kids splash park, tennis courts, and community center, ensuring a vibrant and fulfilling lifestyle for residents of all ages. With Calgary's real estate market booming, this property presents an excellent INVESTMENT OPPORTUNITY, offering potential for rental income or future appreciation. Don't miss out on this rare opportunity to own a spacious townhouse in one of Calgary's hottest markets! RENOVATED, UPDATED, TURNKEY, and READY FOR POSSESSION BEFORE THE SCHOOL YEAR! Call your favorite REALTOR TODAY to schedule your viewing! (id:6769)

3pc Bathroom 4.92 Ft x 7.83 Ft

Office 6.42 Ft x 6.92 Ft

Primary Bedroom 11.75 Ft x 11.17 Ft

Other 5.08 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Other 6.42 Ft x 4.92 Ft

Primary Bedroom 10.42 Ft x 13.17 Ft

Laundry room 13.75 Ft x 12.67 Ft

Dining room 13.75 Ft x 8.75 Ft

Living room 13.75 Ft x 11.83 Ft

2pc Bathroom 3.08 Ft x 6.75 Ft

Kitchen 10.33 Ft x 13.25 Ft

Other 4.00 Ft x 6.92 Ft

Listing Presented By:



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eXp Realty

<http://coreycameron.com/>



See

**Mirror**

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

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)