



## 170 New Brighton Point Calgary Alberta

\$414,900

Welcome to this well-maintained and spacious 2-bedroom townhome, boasting over 1100 square feet of modern living space. Upon entering from the double tandem attached garage, you head up the stairs and are greeted with an open-concept main floor, flooded with natural light through large windows. The spacious living area features plenty of space and neutral tones throughout. The adjacent dining room offers ample space for entertaining, while the kitchen provides abundant storage with rich dark cabinetry, a fridge, dishwasher, microwave, stove, and an L shaped counter and sit-up breakfast bar. Step out onto the west-facing balcony to enjoy your morning coffee or do some evening grilling in the late afternoon sunshine. A 2-piece powder room completes the main floor, offering added convenience for you and your guests. Upstairs, you'll find two generous primary bedrooms, one with a walk-in closet and both bedrooms have their own ensuite for ultimate privacy and comfort. Upstairs also features a stacked washer/dryer for ease of use. This home offers plenty of conveniences, from the attached garage to visitor parking just steps away. Located in a vibrant community near the New Brighton Athletic Park, with easy access to schools, shops and restaurants of 130th Ave and the South Calgary Health Campus, everything you need is just a short walk or drive away. (id:6769)

Foyer 3.25 Ft x 7.58 Ft

Furnace 3.25 Ft x 11.83 Ft

2pc Bathroom Measurements not available

Other 11.50 Ft x 6.58 Ft

Dining room 10.58 Ft x 10.08 Ft

Kitchen 8.58 Ft x 14.50 Ft

Living room 14.25 Ft x 10.92 Ft

4pc Bathroom Measurements not available

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Bedroom 11.67 Ft x 10.00 Ft

Primary Bedroom 14.17 Ft x 13.75 Ft

Listing Presented By:



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