



## 3310 New Brighton Gardens Calgary Alberta

\$425,500

Welcome to this beautifully maintained and affordable 2-storey townhouse located in the highly sought-after Mosaic Motif complex in New Brighton! This charming home offers 3 spacious bedrooms, 1.5 bathrooms, a double attached garage, and a low condo fee. Perfectly positioned fronting onto a courtyard, you can relax and enjoy peaceful views from your patio. Step inside to discover an open-concept main floor featuring warm hardwood flooring, a bright and inviting living room with large windows that fill the space with natural light, and a kitchen equipped with a breakfast island, ample cabinetry, a handy pantry, and full appliance package. Adjacent to the kitchen is a cheerful dining area, perfect for everyday meals or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two generously sized bedrooms, a stylish 4-piece bathroom, and a cozy loft area -- ideal for a home office or study nook. The spacious primary bedroom boasts large southeast-facing windows overlooking the courtyard and a walk-in closet for all your storage needs. The lower level offers a laundry area, additional storage, and direct access to the double attached garage. This well-managed complex is perfectly located near parks, schools, the New Brighton community center, waterpark, and shopping. Whether you're a first-time homebuyer, investor, or looking to downsize, this is the perfect opportunity. Don't miss out -- book your private showing today! (id:6769)

Primary Bedroom 3.81 M x 3.61 M

Bedroom 2.90 M x 2.49 M

Bedroom 3.30 M x 2.62 M

4pc Bathroom 2.62 M x 1.50 M

Furnace 4.14 M x 3.84 M

Kitchen 4.19 M x 3.18 M

Dining room 2.34 M x 2.13 M

Living room 5.87 M x 4.19 M

Foyer 1.68 M x 1.19 M

2pc Bathroom 1.50 M x 1.47 M

Listing Presented By:



Originally Listed by:  
Skyrock

**RE/MAX**  
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