



## 72 New Brighton Point Calgary Alberta

\$450,000

Rare opportunity in a terrific complex! Not only one of the limited 3 bedroom units available in this established complex, an equally rare end unit with it's increased privacy and natural light (3 extra windows including extra large third window in living room), rarer still it backs onto the green space with it's privacy, trees, ball diamond, soccer pitches and skateboard park and one block away from a kids playground. A short walk, one block away from the shopping centre on 130th with absolutely everything available, Rona, Home Depot, Cdn Tire, Safeway, Superstore, Walmart, Lina's Italian supermarket, all the banks, too many restaurants to list, drug stores, walk in clinic, Registry, Clothing stores, etc. etc. just cross at the lights on 52nd. Original owner, no pet, no smoking home with new flooring throughout including your choice of one of 5 different luxury vinyl plank colors to be installed prior to possession in the kitchen, main floor landing and closet (excluding 2 piece main floor bath). Private deck off the kitchen with gas feed for BBQing without ever running out of fuel. Main floor features 9' ceilings, large kitchen with espresso colored soft close solid wood shaker cabinetry and a breakfast bar as well as large bright Living/Dining area. Upstairs has three bedrooms, laundry, a 4 piece bath, the master bedroom boasting both a 3 piece ensuite with a large walk in shower and a walk in closet with it's bright window. This unit also includes an attached tandem double garage for your two cars or one car and a shop, and has a rear door leading to the private main level patio area out back. This well managed complex includes plenty of visitor parking stalls throughout including one right beside this end unit. All that and low low condo fees make this an ideal affordable home you and your family, call your favorite realtor today. (id:6769)

Primary Bedroom 10.42 Ft x 10.00 Ft

Bedroom 10.25 Ft x 7.50 Ft

Bedroom 8.25 Ft x 8.25 Ft

4pc Bathroom 8.58 Ft x 7.00 Ft

3pc Bathroom 7.00 Ft x 6.92 Ft

Kitchen 15.75 Ft x 10.50 Ft

Dining room 10.58 Ft x 6.58 Ft

Living room 14.08 Ft x 12.75 Ft

Other 10.75 Ft x 6.17 Ft

2pc Bathroom 4.92 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net