3222 New Brighton Gardens Calgary Alberta
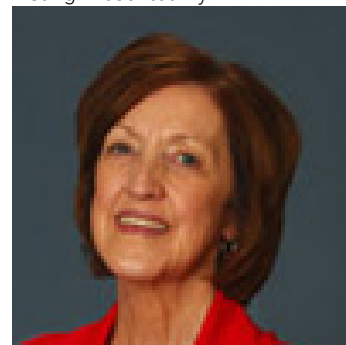## $429,900

Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space.Step inside to a bright living and dining area, perfect for entertaining. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze. A convenient powder room completes the main floor.Upstairs, you'll find two spacious primary suites, each with its own private 4-piece ensuite - perfect for families, roommates, or guests! A flex space on the upper level offers additional versatility, whether you need a home office or cozy reading nook.The double attached garage provides secure parking and extra storage, while the laundry/utility room offers added convenience.Unbeatable Location: Walking distance to New Brighton Community Centre & parks/trais; Close to excellent CBE and CCSD schools; Short walk to McKenzie Towne Transit Terminal; Minutes from McKenzie Towne High Street, shopping, dining & amenitiesWith its prime location, modern layout, and low-maintenance lifestyle, this home is perfect for first-time homebuyers, downsizers, or investors looking for an excellent opportunity.Don't miss out - book your showing today! (id:6769)

Laundry room 13.25 Ft x 12.67 Ft	Primary Bedroom 11.25 Ft x 11.83 Ft
Living room/Dining room 17.58 Ft x 13.75 Ft	Other 5.00 Ft x 5.00 Ft
Kitchen 15.25 Ft x 9.83 Ft	4pc Bathroom 7.83 Ft x 4.92 Ft
Foyer 6.25 Ft x 4.50 Ft	Bedroom 13.08 Ft x 10.00 Ft
2pc Bathroom 6.67 Ft x 3.00 Ft	4pc Bathroom 7.83 Ft x 4.92 Ft
Other 7.50 Ft x 3.67 Ft	Other 10.50 Ft x 6.42 Ft

Listing Presented By:

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