



## 3286 New Brighton Gardens Calgary Alberta

\$417,000

This immaculate two-storey townhouse in the highly sought-after New Brighton community is move-in ready and perfect for those looking for a low-maintenance lifestyle. Recently enhanced with a Murphy Bed in the second bedroom, the home offers both style and practicality. Inside, the home is bright, clean, and inviting, with elegant flooring and open sightlines that create a welcoming flow. The unique staircase adds a touch of character, while the kitchen is equipped with stainless steel appliances, a gas range, generous counter space, and a pantry, making daily tasks a breeze. A powder room on the main floor adds extra convenience. Upstairs, you'll find two spacious, spotless bedrooms. The primary bedroom provides a peaceful retreat, complete with a large closet, private ensuite, and in-unit laundry. The double tandem garage accommodates two vehicles and includes additional storage, while the central vacuum system helps with easy maintenance. Located within the Mosaic complex, this townhouse features a cozy front patio overlooking a serene courtyard, complete with a white picket fence. With a low condo fee of just \$283.14 per month, this well-managed complex ensures a stress-free lifestyle. Conveniently close to shopping at Mackenzie Towne and nearby parks, this home is ideal for first-time buyers, investors, or young families. Move in and enjoy this beautifully maintained home!

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Primary Bedroom 12.83 Ft x 10.67 Ft

Bedroom 10.42 Ft x 8.50 Ft

Laundry room 6.17 Ft x 4.25 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Living room 13.08 Ft x 11.42 Ft

Other 13.08 Ft x 12.08 Ft

Foyer 3.42 Ft x 3.25 Ft

2pc Bathroom 5.17 Ft x 3.50 Ft

Listing Presented By:



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