



# 3302 New Brighton Gardens Calgary Alberta

\$425,000

Stylish END UNIT with a convenient DUAL MASTER FLOOR PLAN! Parking is never an issue thanks to the INSULATED DOUBLE ATTACHED GARAGE plus just STEPS FROM VISITOR PARKING for your guests. A charming white picket fence surrounds the FRONT-FACING PATIO encouraging peaceful morning coffees and lazy weekends lounging. SOARING CEILINGS greet you upon entry creating an airy ambience. OVERSIZED WINDOWS in the inviting living room stream in NATURAL LIGHT illuminating the HARDWOOD FLOORS. Overlooking the living room with great connectivity is the well laid out kitchen featuring STAINLESS STEEL APPLIANCES, timeless subway tile, loads of counter space, a pantry for extra storage and a CENTRE ISLAND to gather casually. Additional eating space is found in the adjacent dining room or on the WEST-FACING BALCONY. A convenient powder room on this level adds to your convenience. Dual primary bedrooms adorn the upper level, both are extremely spacious with WALK-IN CLOSETS and each has THEIR OWN 4-PIECE ENSUITE for ultimate privacy! The partially finished basement is equipped with laundry and has plenty of room for storage. Ideally situated in an UNSURPASSABLE LOCATION in New Brighton offering a clubhouse, spray park, ice rink, volleyball, basketball and tennis courts along with schools, parks and extensive pathways, plus close proximity to 130th Avenue allowing for easy access to all the big box stores and oodles of restaurant options. Move-in ready or assume the current tenants that would love to stay! (id:6769)

Furnace 12.17 Ft x 9.50 Ft  
 Living room 13.17 Ft x 9.83 Ft  
 Kitchen 12.50 Ft x 11.83 Ft  
 Dining room 17.17 Ft x 6.50 Ft  
 Other 7.42 Ft x 3.42 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.50 Ft x 11.92 Ft  
 Bedroom 10.83 Ft x 9.92 Ft  
 Other 6.92 Ft x 4.50 Ft  
 Other 6.92 Ft x 3.92 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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