



## 174 New Brighton Point Calgary Alberta

\$409,900

Welcome Home! This freshly painted, well-kept 2-bedroom, 2.5-bathroom townhome offers over 1,100 square feet of comfortable living space and a recently updated furnace. The open-concept main floor is bright and spacious--great for everyday living or hosting friends. Enjoy your morning coffee on the balcony or fire up the grill on the lower patio. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom. The primary bedroom also includes a walk-in closet. Other great features include upper-floor laundry, a 2-piece powder room on the main level, and a double tandem attached garage. Visitor parking is close by for added convenience. Located in the heart of New Brighton, you're just steps from the Athletic Park and minutes to all the shopping and restaurants along 130th Ave. Whether you're a first-time buyer, investor, or looking for a low-maintenance place to call home, this is a great opportunity in a vibrant community. (id:6769)

2pc Bathroom 4.10 M x 5.00 M

Dining room 10.60 M x 6.10 M

Kitchen 8.80 M x 14.80 M

Living room 14.20 M x 13.11 M

Primary Bedroom 14.10 M x 13.80 M

4pc Bathroom 7.00 M x 8.40 M

Bedroom 11.10 M x 10.00 M

4pc Bathroom 7.10 M x 8.00 M

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



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