



## 178 New Brighton Point Calgary Alberta

\$409,999

(OPEN HOUSE- SEP 6 FROM 12-2PM). Unbeatable Deal in New Brighton, a vibrant and family-friendly community in Southeast Calgary. This freshly painted stunning corner unit townhouse offers an unbeatable location and a thoughtfully designed layout perfect for families, first-time buyers, or investors. Situated just off 130th Avenue, you'll be steps away from a wide range of amenities including grocery stores like Walmart, Real Canadian Superstore and Sobeys, as well as Home Depot, Winners, Canadian Tire, Shoppers Drug Mart, and more. Enjoy dining out at nearby restaurants such as The Keg, Five Guys, Cactus Club Cafe, Mucho Burrito, and many local cafes and fast-food options. Major banks including RBC, TD, Scotiabank, CIBC, and ATB are all within walking distance, making everyday errands effortless. Inside the home, the upper level offers three spacious bedrooms, including a large primary bedroom with a private 3-piece ensuite and linen closets for added convenience. The main level features a well-laid-out kitchen with plenty of counter space and storage, a bright dining area, and an open-concept living room with 9-foot ceilings, creating a warm and inviting space for relaxing or entertaining. A convenient powder room is also located on the main floor. Step outside to your private deck with a BBQ gas line, perfect for summer grilling and family gatherings. Transit access is excellent, with bus stops just steps away on 52nd Street, making commuting a breeze. This home also comes with an attached double garage and is nestled in a well-kept complex. Families will appreciate the access to great schools nearby, beautiful parks, scenic wetlands and walking paths, and a welcoming community atmosphere that makes New Brighton one of Calgary's desirable places to live. Don't miss this incredible opportunity--book your showing today and come see everything this wonderful home and ne...

2pc Bathroom 6.08 Ft x 4.67 Ft  
Dining room 10.67 Ft x 10.00 Ft  
Kitchen 10.58 Ft x 14.75 Ft  
Living room 14.17 Ft x 11.08 Ft  
Pantry 1.58 Ft x 2.50 Ft  
3pc Bathroom 7.08 Ft x 7.08 Ft

Bedroom 8.67 Ft x 11.42 Ft  
Bedroom 13.83 Ft x 7.08 Ft  
Laundry room 3.25 Ft x 2.67 Ft  
Primary Bedroom 10.67 Ft x 10.00 Ft  
Other 3.17 Ft x 8.08 Ft  
Foyer 7.58 Ft x 3.17 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

