



## 3096 New Brighton Gardens Calgary Alberta

\$409,000

Welcome to this beautifully designed 2-storey townhome in the heart of New Brighton, where comfort, style, and convenience come together. Step inside and be greeted by a freshly painted bright and open main level featuring a modern kitchen with stainless steel appliances, perfect for cooking and entertaining. The adjoining dining area offers plenty of space for family meals, while the sun-soaked south-facing living room creates a warm and inviting atmosphere. A convenient 2-piece bathroom completes the main floor. Upstairs, discover two generous bedrooms, each with its own private ensuite and walk-in closet -- ideal for families, roommates, or hosting guests with comfort and privacy. The lower level provides practical storage, a dedicated laundry area, and direct access to the double attached garage, keeping life organized and convenient all year round. Water heater replaced (2024). Step outside to enjoy a charming paved patio at the front, perfect for morning coffee or evening relaxation. Beyond your doorstep, the New Brighton Residents Association offers incredible lifestyle amenities including a clubhouse, two tennis courts, a beach volleyball court, basketball courts, splash park, playground, and even a hockey rink -- there's something for every season. Located in a family-friendly community, this home is surrounded by excellent schools, shopping, dining, and all the conveniences you could need. Whether you're looking for a first home, downsizing, or investing, this townhome checks all the boxes. Experience the best of New Brighton living -- where community spirit meets everyday comfort. (id:6769)

3pc Bathroom 4.92 Ft x 7.83 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 13.67 Ft x 11.17 Ft

Primary Bedroom 10.42 Ft x 13.17 Ft

Furnace 12.08 Ft x 12.75 Ft

2pc Bathroom 3.00 Ft x 6.67 Ft

Dining room 13.67 Ft x 5.58 Ft

Kitchen 13.67 Ft x 13.42 Ft

Living room 13.67 Ft x 13.83 Ft

Listing Presented By:



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