



3174 New Brighton Gardens Calgary Alberta

\$408,000

****2 PRIMARY BEDROOMS with full ensuite bathrooms* *Double Attached Garage* *Balcony & Fenced Patio***
Immediate possession* * Move-in ready!! You will be pleased to know that this home is Freshly painted, has New window blinds, New smoke/co detectors, the Furnace ducts & Carpets were just cleaned plus it is a No smoking & No Pets home! Perfectly Located just minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House, a short drive to the South Campus Hospital and easy access to Stoney Trail & Deerfoot Trails! The main floor is bright & open with an amply sized living room, a spacious kitchen with a Huge island & breakfast bar, a breakfast nook, plus there is a Sunny SOUTH balcony conveniently located just off the kitchen. The main floor also has a conveniently located 2 piece bathroom. Be sure to make note of the front, fenced patio for your time outdoors or some garden planters and patio furniture. Upstairs you will find 2 Primary Bedrooms with full ensuite bathrooms, a flex area for an office, reading room??? and a good-sized storage cabinet. Downstairs is the laundry room, extra storage, and direct access to the Double, attached garage with shelving. This is PET-FRIENDLY Complex! The 12 month average Enmax Water, Gas & Electricity(July 2024 - June 2025 = \$233.36 (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft
 Primary Bedroom 11.33 Ft x 11.58 Ft
 4pc Bathroom 8.00 Ft x 4.92 Ft
 Primary Bedroom 12.58 Ft x 11.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft
 Kitchen 11.92 Ft x 13.33 Ft
 Other 5.33 Ft x 7.83 Ft
 Living room 13.75 Ft x 20.42 Ft

Listing Presented By:



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