



## 3240 New Brighton Gardens Calgary Alberta

\$449,000

Step into this lovely home where a charming townhouse awaits on a serene street in coveted New Brighton. This two-story residence makes its market debut with a warm welcome. The main floor beckons with an inviting open concept, showcasing pristine hardwood flooring throughout. The spacious living room is bathed in natural light pouring through large picture windows. A modern kitchen boasts a tiled backsplash, ample maple cabinetry, and black appliances, complemented by an adjacent eating bar. A well-sized dining room promises effortless entertaining, ideal for gatherings of any size. Completing this level is a convenient 2-piece bathroom. Ascend the stairs to discover the upper level, where dual master bedrooms await. Each master suite impresses with expansive walk-in closets and ensuite bathrooms, ensuring comfort and privacy. The lower level unfolds to reveal a generous basement space, perfect for laundry needs and additional storage. This well-managed townhouse complex offers the added convenience of low condo fees, sparing you from snow shovelling and lawn maintenance worries. An attached double garage, insulated and dry-walled, accommodates two vehicles comfortably. Embrace the community's natural beauty with scenic views and abundant green spaces. Residents enjoy access to a 20-acre central park and a picturesque 12-acre New Brighton pond. The community association enriches lifestyle with diverse activities and amenities including a clubhouse, waterpark, skating rink, tennis courts, and beach volleyball. Nearby, discover top-rated schools, a library, and a shopping mall for everyday convenience. Experience the best of SE Calgary living with parks, playgrounds, and shops at your doorstep. Access to major thoroughfares such as Stoney Trail and Deerfoot Trail ensures effortless commuting, with Downtown Calgary just a short 20-minute drive away. Indulge in a life...

Laundry room 12.50 Ft x 13.75 Ft

Other 4.00 Ft x 6.25 Ft

Kitchen 10.75 Ft x 15.00 Ft

Dining room 8.50 Ft x 13.75 Ft

Living room 11.50 Ft x 13.75 Ft

Primary Bedroom 11.17 Ft x 11.75 Ft

Bedroom 10.42 Ft x 13.17 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

3pc Bathroom 4.92 Ft x 7.83 Ft

Listing Presented By:



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