



## 3338 New Brighton Gardens Calgary Alberta

\$439,000

3 bedroom, 2 bathroom, end townhouse unit with a front fenced yard and a double attached garage. The interior offers a modern colour palette, sunken front living room with soaring ceilings, lots of natural light and custom wall art that's included in the sale. The kitchen features a raised eating bar, plenty of cabinet storage and counter space, stainless steel appliances, an open concept kitchen/dining area and access to the patio that's excellent for BBQ-ing. Upstairs features 3 large bedrooms, a 4pc full bathroom and an office/den space in the hallway (the desk and chair are included in the sale). Enjoy having space for your wardrobe in the walk-in closet in the primary bedroom! The basement hosts the utility area, laundry machines and is ideal for extra storage space. The double attached garage comes equipped with a wall mounted tire rack, vacuum and electric heater. The complex is professionally managed, pet friendly and has the convenience of visitor parking stalls. Affordable and reasonable monthly condo fees of \$292.94 This property is move-in ready and available for a quick possession! Located close to shopping, schools, transit, New Brighton Athletic Park, 130 Ave Shopping District and the New Brighton Residents Association (ice skating, splash park, pickleball and tennis courts, event room rentals, etc.). Check out the 3D tour! Ideal for a first time buyer, young family or investor! (id:6769)

2pc Bathroom 4.92 Ft x 4.83 Ft

Kitchen 17.33 Ft x 8.67 Ft

Dining room 13.08 Ft x 10.75 Ft

Primary Bedroom 9.92 Ft x 12.50 Ft

Bedroom 10.17 Ft x 12.83 Ft

Bedroom 9.92 Ft x 13.00 Ft

4pc Bathroom 5.00 Ft x 7.83 Ft

Furnace 16.42 Ft x 12.42 Ft

Storage 3.08 Ft x 8.17 Ft

Living room 9.92 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

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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)