



3138 New Brighton Gardens Calgary Alberta

\$435,000

A beautiful gated front yard greets you as you approach the home from the lovely tree lined and fenced walkway, where the absence of neighboring buildings in front provides a sense of privacy. Enter the foyer and you will immediately notice the abundance of natural light that floods the open main level. The kitchen boasts ample counter and cabinet space, seamlessly blending into the dining area and spacious living room. A convenient 1/2 bath completes the main level. At the top of the stairs is a generous tech room, making a versatile space perfect for a home office or a cozy sitting area. There are two Primary Bedrooms, both with full 4pc en-suites and walk in closets offer excellent bedroom space where comfort and convenience are at the forefront. The attached double garage leads directly into the large utility/laundry room, offering plenty of storage space for your needs. Imagine hosting barbecues with friends in the front yard while your furry companion enjoys their dedicated outdoor area (far better than a balcony)! Positioned in a quiet area of a well run complex with low condo fees, this superb New Brighton townhouse is in move in ready condition and offers a perfect blend of affordability and enduring value. Hot water tank also replaced in '22! An absolute must-see for anyone seeking a comfortable and stylish home!! (id:6769)

Bonus Room 10.50 Ft x 6.50 Ft

Primary Bedroom 13.00 Ft x 10.50 Ft

Primary Bedroom 13.50 Ft x 9.50 Ft

4pc Bathroom Measurements not available

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Laundry room 12.50 Ft x 12.50 Ft

Kitchen 12.00 Ft x 10.50 Ft

Dining room 13.00 Ft x 7.50 Ft

Living room 13.50 Ft x 13.00 Ft

2pc Bathroom Measurements not available

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