



## 3180 New Brighton Gardens Calgary Alberta

\$449,900

Discover this charming END unit in the highly sought-after Mosaics of New Brighton! This 2-bedroom + DEN, 2.5-bath townhouse comes with a spacious layout and a DOUBLE attached garage. The inviting Great Room features laminate flooring throughout the entire home, including the upstairs level, giving it a sleek and modern touch. The standout feature of this home is the dream kitchen—complete with maple cabinets, an island with a breakfast bar, and stainless steel appliances. The kitchen is also equipped with a gas stove and a fridge with a convenient bottom freezer, making cooking and entertaining a breeze. Enjoy sunny mornings in the breakfast nook, which opens up to a private balcony through patio doors. Step outside to your fenced front yard, which overlooks a peaceful, treed inner courtyard, perfect for outdoor relaxation. Upstairs, you'll find dual master bedrooms, each with ensuite bathroom, ensuring comfort and privacy for everyone. The bright DEN is an ideal spot for your home office or reading area. Located close to shopping, public transit, and featuring LOW condo fees, this home also offers access to the vibrant New Brighton Clubhouse. With 6500 sqft of amenities, including fitness & yoga classes, tennis, basketball, and volleyball courts, along with hockey and skating rinks, you'll have endless opportunities for fun and fitness. Set in the beautiful New Brighton community—known for its English Cottage architecture and 20-acre Central Park with a 12-acre pond—this home offers a serene lifestyle in one of the area's most picturesque neighborhoods. This townhouse is a fantastic opportunity—don't miss out! (id:6769)

Primary Bedroom 3.40 M x 3.61 M

Bedroom 3.99 M x 3.05 M

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Kitchen 4.19 M x 4.04 M

Dining room 3.68 M x 1.80 M

Living room 3.66 M x 3.00 M

2pc Bathroom Measurements not available

Listing Presented By:



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