

3194 New Brighton Gardens SE Calgary, Alberta

MLS # A2259922



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: NONE

Welcome to this beautifully maintained townhome offering both style and functionality. The spacious main floor showcases a massive living room with recently upgraded luxury vinyl plank flooring, seamlessly flowing into the open, modern kitchen. Featuring chic white cabinetry, new quartz countertops, stainless steel appliances, an eat-up island, and plenty of natural light, this space is perfect for entertaining or enjoying family time. Upstairs, you'll find a versatile loft area ideal for a home office, along with two impressive master suites, each complete with its own private bath and generous closet space. Step outside to a large patio that overlooks a charming courtyard—perfect for morning coffee or evening relaxation. Additional highlights include a double attached garage, a brand-new washer/dryer set, and close proximity to shopping, restaurants, schools, parks, and public transit. This home truly checks all the boxes—don't miss your chance to see it!