

**221 New Brighton Row SE**  
**Calgary, Alberta**

**MLS # A2286952**



**\$399,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 239

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** BBQ. All furniture is negotiable

This updated 3-storey townhome offers 2 bedrooms, 3 bathrooms, over 1,160 sq. ft. of thoughtfully designed living space, and the comfort of central A/C—all in the well-managed, pet-friendly York 29 complex, just steps from the shops and restaurants along 130th Avenue. Pull into your secure double attached garage, close the door behind you, and leave the day where it belongs. Head up to the main living level, where an open layout makes everyday living feel effortless. The chef’s kitchen is the heart of the home, featuring crisp white cabinetry, top-of-the-line stainless steel appliances, generous storage, and plenty of workspace. From here, step out onto your private deck overlooking the central courtyard, fire up the natural gas BBQ, and enjoy summer evenings grilling while the sun goes down. Inside, the living and dining areas flow seamlessly, perfect for hosting friends, sharing meals, or simply kicking back on the couch after a long day. There’s even room to carve out a dedicated workspace, giving you separation between work and life without sacrificing style or comfort. When it’s time to unwind, head upstairs to find two spacious bedrooms, each with its own ensuite bathroom, a layout that works beautifully for couples, roommates, or guests. Convenient upper level laundry and extra hallway storage make daily life that much easier. Retreat to your primary suite, tuck everything away in the walk-in closet, draw the blinds, and enjoy the quiet comfort of a space designed to help you recharge. Turnkey, stylish, and perfectly located, this home is ideal for those who value convenience, comfort, and a low-maintenance lifestyle—without compromise. The home comes equipped with a video doorbell and rear facing exterior camera so you’re always connected to your home, and check in anytime, from anywhere. For those waiting for the right

one &mdash; this may be it, book your private showing today.