

## 174 New Brighton Point SE Calgary, Alberta

**MLS # A2212761**



# \$420,000

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome Home to this bright and spacious 2-bedroom, 2.5-bathroom townhome with over 1100 SQFT of luxurious living space. This well-maintained unit features an open-concept main floor that is perfect for modern living. Enjoy your morning coffee on the balcony or grill on the lower patio. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite bathroom, including a primary suite with a walk-in closet. Additional features include upstairs laundry, a 2-piece powder room, and a double tandem attached garage. Visitor parking is conveniently located nearby, making this home ideal for families and professionals. Located in the vibrant community of New Brighton, you are just steps away from New Brighton Athletic Park and close to shops along 130th Ave. \*\*\* Please note that the property is currently tenant-occupied, with a lease that is set to expire on March 31, 2025. This presents an excellent investment opportunity or a chance to secure a future home. Don't miss the opportunity to be part of this lively community.