



THE
A-TEAM

**RE/MAX
FIRST**

127 NEW BRIGHTON Villas, Calgary T2Z 0T5

MLS® #: **A2124279**

Area: **New Brighton**

Listing Date: **04/19/24**

List Price: **\$424,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2010

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,020

Low Sqft:

Ttl Sqft:

1,020

Lot Shape:

DOM

30

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Cul-De-Sac

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings

Int Feat:

Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3' 9" x 3' 10"	Living Room	Main	12' 5" x 13' 1"
Kitchen	Main	11' 3" x 13' 1"	Bedroom - Primary	Second	9' 0" x 13' 0"
Bedroom	Second	9' 0" x 10' 0"	Laundry	Second	3' 5" x 3' 7"
Mud Room	Basement	3' 0" x 4' 0"	2pc Bathroom	Main	4' 0" x 4' 8"
4pc Bathroom	Second	5' 0" x 7' 3"	4pc Ensuite bath	Second	5' 0" x 7' 2"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$232		Fee Simple		M-1 d75
		Fee Freq:		
		Monthly		
Legal Desc:	1014449			
		Remarks		
Pub Rmks:	Step into this exquisite west-facing townhome, nestled in a prime spot within the complex on a tranquil cul-de-sac. As you approach, a sun-filled patio is perfect for relaxation, setting the tone for the home's inviting atmosphere. Inside, discover stunning hardwood flooring that guides you seamlessly through the main level. The kitchen boasts sleek granite countertops, stainless steel appliances, and contemporary cabinetry for a modern culinary experience. Ascend the open staircase to find a cozy spare bedroom. This floor is home to a conveniently placed laundry space. The expansive master bedroom is a retreat, featuring a lavish four-piece ensuite and ample closet space. Completing the upper level is another stylish four-piece guest bathroom for added convenience. Downstairs, ample storage space awaits in the basement, alongside a double-car (Tandem) garage. Enjoy proximity to parks, schools, public transit, and shopping, making every aspect of daily life effortlessly accessible. The newest feature to note is a brand-new hot water tank!			
Inclusions:	Wooden Planters in the Front, Raised Vegetable Planter, Barbecue, Ceiling Fan in Master Bedroom, Nest Thermostat, and Garage Heater.			
Property Listed By:	eXp Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





