



THE
A-TEAM

**RE/MAX
FIRST**

202 NEW BRIGHTON Walk, Calgary T2Z 1G4

MLS®#: **A2124558** Area: **New Brighton** Listing Date: **04/24/24** List Price: **\$524,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	5`5" x 7`1"	Living Room	Main	13`5" x 12`0"
Kitchen	Main	12`11" x 12`11"	Dining Room	Main	7`10" x 10`0"
2pc Bathroom	Main	5`1" x 5`0"	Balcony	Main	6`5" x 8`5"
Bedroom - Primary	Second	10`10" x 13`0"	Bedroom	Second	11`5" x 8`6"
Bedroom	Second	9`8" x 10`2"	4pc Bathroom	Second	4`11" x 8`9"
3pc Ensuite bath	Second	4`11" x 8`6"	Walk-In Closet	Second	5`5" x 5`9"
Laundry	Lower	10`9" x 6`11"			

Condo Fee:
\$318

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1512676**

Remarks

Pub Rmks:

End Unit | Double Garage | Full Driveway | Extra Windows | Walking distance to Pond, Park, Tim Hortons, Pizza and many other amenities. Step into contemporary elegance with this stunning 3-bedroom, 2.5-bathroom townhouse that offers the perfect blend of comfort and convenience, making it the ideal place to call home. Situated as an end unit, this townhouse boasts additional windows that flood the interior with natural light, creating a bright and airy ambiance throughout. As you step inside, you're greeted by a spacious foyer boasting ample storage and a separate laundry room for added convenience. Not to be overlooked, this townhouse also features a double attached garage and a double driveway, providing ample parking space for vehicles and storage. Say goodbye to the hassle of street parking and enjoy the convenience of having your vehicles right at your doorstep. Upstairs, the second level awaits with bright, extra windows illuminating the space and lofty 9-foot ceilings adding to the sense of openness. The well-appointed kitchen features elegant white quartz countertops, floor-to-ceiling cabinetry, a pantry, and an oversized 10-foot island - perfect for entertaining friends and family. A convenient office nook adjacent to the living area provides a designated workspace, while a 2-piece guest bath adds extra functionality to the main level. Beyond the office space, you'll find an open-concept living, dining, and kitchen area that's perfect for both everyday living and entertaining guests. The spacious living room provides ample space to relax and unwind, while the adjacent dining area offers plenty of room for family meals or hosting dinner parties with friends. On the third level, you'll find three generously sized bedrooms, providing plenty of space for the whole family. The master suite is a luxurious retreat, complete with a walk-in closet and a private ensuite bathroom, offering a tranquil escape from the hustle and bustle of daily life. Two additional bedrooms and a full bathroom provide flexibility and convenience for guests or family members. With the pond, park, and school all within walking distance, you'll love the convenience of having everything you need right at your fingertips. Don't miss your chance to experience modern elegance and urban convenience in New Brighton. Schedule your private viewing today and discover the endless possibilities awaiting you in this exceptional townhouse!

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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







