



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**256 NEW BRIGHTON Walk, Calgary T2Z 4Y2**

MLS®#: **A2126211** Area: **New Brighton** Listing Date: **04/25/24** List Price: **\$499,888**  
Status: **Active** County: **Calgary** Change: **-\$20k, 11-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,568**  
Low Sqft:  
Ttl Sqft: **1,568**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Street Lighting,Underground Sprinklers**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>11`7" x 9`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`0" x 10`10"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`11" x 4`11"</b>	<b>Dining Room</b>	<b>Second</b>	<b>10`0" x 7`10"</b>
<b>Kitchen</b>	<b>Second</b>	<b>12`10" x 13`8"</b>	<b>Living Room</b>	<b>Second</b>	<b>19`0" x 13`6"</b>
<b>Pantry</b>	<b>Second</b>	<b>2`0" x 2`4"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>8`6" x 4`10"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`9" x 4`10"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`6" x 11`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>8`6" x 11`3"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>121`11" x 10`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$318**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **1512676**

Remarks

Pub Rmks: **Welcome to your stunning townhome retreat nestled in the heart of Calgary at 256 New Brighton Walk SE. This exquisite residence offers the perfect blend of modern luxury and comfortable living, boasting an array of desirable features that cater to both convenience and style. Upon entering, you'll be greeted by the spacious and inviting layout, accentuated by high ceilings and contemporary finishes that create an atmosphere of elegance throughout. The second floor seamlessly flows from one area to the next, providing the ideal space for entertaining guests or enjoying quiet evenings with loved ones. The gourmet kitchen is a chef's delight, equipped with sleek stainless steel appliances, ample counter space, and a convenient gas hookup for your BBQ, ensuring that every culinary creation is a masterpiece in the making. Adjacent to the kitchen, you'll find a cozy office nook, perfect for those who work from home or need a dedicated space for studying. Large windows flood the home with an abundance of natural sunlight, creating a warm and inviting ambiance that brightens every corner. Whether you're relaxing in the spacious living room or enjoying a meal in the dining area, you'll be surrounded by picturesque views of the lush surroundings. This townhome boasts three generously sized bedrooms, including a luxurious master suite complete with a private ensuite bathroom, providing the ultimate retreat for rest and relaxation. With two additional bathrooms, morning routines are a breeze, ensuring everyone has ample space and privacy. For added convenience, this home features a double car garage and a front foyer that connects seamlessly to your utility and laundry rooms, making chores a breeze and keeping your living space clutter-free. Located in the vibrant community of New Brighton, this townhome offers easy access to a variety of amenities, including schools, parks, playgrounds, and nearby highways, ensuring that everything you need is just moments away. Don't miss your chance to make this exceptional townhome yours. Schedule your private showing today and experience the epitome of modern living in Calgary.**

Inclusions: **Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings**

Property Listed By: **Century 21 Bravo Realty**

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













