



THE
A-TEAM

**RE/MAX
FIRST**

3074 NEW BRIGHTON Gardens, Calgary T2Z 0A5

MLS®#: **A2145593** Area: **New Brighton** Listing Date: **07/30/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **-\$9k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated**

Finished Floor Area

Abv Sqft: **1,222**
 Low Sqft:
 Ttl Sqft: **1,222**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,None,Private Yard**

Construction: **Post & Beam,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator**
 Int Feat: **No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

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

Condo Fee:
\$256

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0614471**

Remarks

Pub Rmks: **BEAUTIFULLY RENOVATED & UPDATED! Welcome to The Mosaic in New Brighton in the heart of SE Calgary, Alberta! This PET FRIENDLY complex offers LOW CONDO FEES and the perfect blend of space, convenience, ideal for growing families or savvy investors. With 1222 square feet of living space, and rare but sought after FRONT KITCHEN this townhouse provides ample room for comfortable living and entertaining, with WIDE OPEN LIVING to the back. Enjoy the luxury of two master bedrooms, each with its own ensuite bathroom, offering privacy and convenience for families and guests alike. The front yard opens onto a lovely courtyard, perfect for BBQs or relaxation, and the sprinkler system helps keep your little garden and plants lush and green. Park with ease and store your belongings in the spacious double car garage, providing added security and convenience. Nestled in the family-friendly neighborhood of NEW BRIGHTON, this home is conveniently located close to top-rated schools, parks, playgrounds, shopping centers, Calgary transit! This community also has a variety of amenities, like a kids splash park, tennis courts, and community center, ensuring a vibrant and fulfilling lifestyle for residents of all ages. With Calgary's real estate market booming, this property presents an excellent INVESTMENT OPPORTUNITY, offering potential for rental income or future appreciation. Don't miss out on this rare opportunity to own a spacious townhouse in one of Calgary's hottest markets! RENOVATED, UPDATED, TURNKEY, and READY FOR POSSESSION BEFORE THE SCHOOL YEAR! Call your favorite REALTOR TODAY to schedule your viewing!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











