



THE
A-TEAM

**RE/MAX
FIRST**

114 NEW BRIGHTON Landing, Calgary T2Z 1C1

MLS®#: **A2159715** Area: **New Brighton** Listing Date: **08/22/24** List Price: **\$414,900**
Status: **Active** County: **Calgary** Change: **-\$3k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **957 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,202**
Low Sqft:
Ttl Sqft: **1,202**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Irregular Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Faces Rear,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 12`10"
Kitchen	Main	15`10" x 9`0"
Laundry	Main	
4pc Ensuite bath	Upper	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	10`6" x 8`4"
2pc Bathroom	Main	
Bedroom - Primary	Upper	14`3" x 13`10"
Bedroom - Primary	Upper	11`9" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$232

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1113290**

Remarks

Pub Rmks: **Welcome Home! This bright spacious townhome has an open floorplan and is move-in ready! The main level has a large living room, dining area and a well appointed kitchen with plenty of cabinets, counterspace and a peninsula island with breakfast bar and a door leading to the south facing balcony. The 2 piece powder room completes this level. Upstairs are 2 good sized primary bedrooms each an ensuite, with the primary bedroom having a walk-in closet. There is a patio area to enjoy just off the front entry level where you also have access to the tandem attached garage which has a window, giving you options for future uses. Located within an easy walk to parks and minutes to the amenities and shops of 130th Ave and South Calgary Health Campus, this home is not to be missed. Back on market due to financing**

Inclusions:
Property Listed By: **garage door opener, all window coverings
RE/MAX Complete Realty**

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







