



THE
A-TEAM

**RE/MAX
FIRST**

3302 NEW BRIGHTON Gardens, Calgary T2Z 0A2

MLS®#: **A2161201**

Area: **New Brighton**

Listing Date: **09/03/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 07-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:

Finished Floor Area

Abv Sqft: **1,238**
Low Sqft:
Ttl Sqft: **1,238**

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Many Trees**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 9`10"
Dining Room	Main	17`2" x 6`6"
Furnace/Utility Room	Basement	12`2" x 9`6"
Bedroom	Upper	10`10" x 9`11"
Walk-In Closet	Upper	6`11" x 3`11"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`6" x 11`10"
Balcony	Main	7`5" x 3`5"
Bedroom - Primary	Upper	13`6" x 11`11"
Walk-In Closet	Upper	6`11" x 4`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$292

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0810708**

Remarks

Pub Rmks: **Stylish END UNIT with a convenient DUAL MASTER FLOOR PLAN! Parking is never an issue thanks to the INSULATED DOUBLE ATTACHED GARAGE plus just STEPS FROM VISITOR PARKING for your guests. A charming white picket fence surrounds the FRONT-FACING PATIO encouraging peaceful morning coffees and lazy weekends lounging. SOARING CEILINGS greet you upon entry creating an airy ambience. OVERSIZED WINDOWS in the inviting living room stream in NATURAL LIGHT illuminating the HARDWOOD FLOORS. Overlooking the living room with great connectivity is the well laid out kitchen featuring STAINLESS STEEL APPLIANCES, timeless subway tile, loads of counter space, a pantry for extra storage and a CENTRE ISLAND to gather casually. Additional eating space is found in the adjacent dining room or on the WEST-FACING BALCONY. A convenient powder room on this level adds to your convenience. Dual primary bedrooms adorn the upper level, both are extremely spacious with WALK-IN CLOSETS and each has THEIR OWN 4-PIECE ENSUITE for ultimate privacy! The partially finished basement is equipped with laundry and has plenty of room for storage. Ideally situated in an UNSURPASSABLE LOCATION in New Brighton offering a clubhouse, spray park, ice rink, volleyball, basketball and tennis courts along with schools, parks and extensive pathways, plus close proximity to 130th Avenue allowing for easy access to all the big box stores and oodles of restaurant options. Move-in ready or assume the current tenants that would love to stay!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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