



THE
A-TEAM

**RE/MAX
FIRST**

3042 NEW BRIGHTON Gardens, Calgary T2Z 0A5

MLS® #: **A2162118**

Area: **New Brighton**

Listing Date: **02/21/25**

List Price: **\$434,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2006

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,222

Low Sqft:

Ttl Sqft:

1,222

DOM

61

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

4 Level Split

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Front Yard,Landscaped,Low Maintenance Landscape,Private
Double Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Entrance,Private Yard

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`8" x 4`3"	Living Room	Main	18`4" x 10`3"
Kitchen	Main	14`0" x 8`8"	Dining Room	Main	7`9" x 5`4"
2pc Bathroom	Main	4`8" x 4`11"	Bedroom	Upper	9`6" x 8`3"
Bedroom	Upper	10`10" x 8`7"	4pc Bathroom	Upper	8`3" x 4`11"
Bedroom - Primary	Upper	11`11" x 12`6"	Walk-In Closet	Upper	6`5" x 4`3"
Furnace/Utility Room	Basement	12`8" x 17`3"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$283	Fee Simple	M-1 d75
	Fee Freq:	
	Monthly	

Legal Desc: **0613294**

Remarks

Pub Rmks:	A rare three bedroom in this complex is now available! Enjoy the serene and quiet location within the complex (great neighbours too!) As you enter the main floor it's wide open and features a large living room with space for a sectional couch and all your furniture, through to the kitchen you have plenty of cabinet and counter space with an island for your barstools, stainless steel appliances, tiled backsplash, new cabinet hardware and a pantry for convenience! There is an eating area off of the kitchen and a half bathroom to complete the main floor. Upstairs there are THREE bedrooms with the primary bedroom boasting a large walk in closet and the upper level also has a full bathroom for the kids! The basement level has the laundry area, storage and access to the DOUBLE garage! There is also new lights, some flooring and paint and All this in a great complex with this unit definitely located in a prime spot within the complex as well. Come and have a look!
Inclusions:	N/A
Property Listed By:	Real Broker

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











