



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 NEW BRIGHTON Point, Calgary T2Z 1B7**

MLS®#: **A2163343**      Area: **New Brighton**      Listing Date: **09/06/24**      List Price: **\$420,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **882 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,185**  
 Low Sqft:  
 Ttl Sqft: **1,185**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Central**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>13`5" x 16`5"</b>	<b>Dining Room</b>	<b>Second</b>	<b>34`9" x 20`0"</b>
<b>Kitchen</b>	<b>Second</b>	<b>28`10" x 48`7"</b>	<b>Living Room</b>	<b>Second</b>	<b>46`7" x 43`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>46`3" x 45`3"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>23`0" x 27`7"</b>
<b>Bedroom</b>	<b>Third</b>	<b>36`5" x 32`10"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>23`4" x 26`3"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$232**

**Fee Simple**

**M-1**

Fee Freq:

**Monthly**

Legal Desc: **1113290**

Remarks

Pub Rmks: **Welcome Home to this bright and spacious 2-bedroom, 2.5-bathroom townhome with over 1100 SQFT of luxurious living space. This well-maintained unit features an open-concept main floor that is perfect for modern living. Enjoy your morning coffee on the balcony or grill on the lower patio. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite bathroom, including a primary suite with a walk-in closet. Additional features include upstairs laundry, a 2-piece powder room, and a double tandem attached garage. Visitor parking is conveniently located nearby, making this home ideal for families and professionals. Located in the vibrant community of New Brighton, you are just steps away from New Brighton Athletic Park and close to shops along 130th Ave. \*\*\* Please note that the property is currently tenant-occupied, with a lease that is set to expire on March 31, 2025. This presents an excellent investment opportunity or a chance to secure a future home. Don't miss the opportunity to be part of this lively community.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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