

**3286 NEW BRIGHTON Gardens, Calgary T2Z 0A3**

MLS®#: **A2165913** Area: **New Brighton** Listing Date: **09/14/24** List Price: **\$417,000**  
 Status: **Active** County: **Calgary** Change: **None** 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:  
 Park Feat:

DOM

**5**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **1.5 ( 1 1 )**  
 Style: **2 Storey**

Parking

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

**Few Trees,Landscaped**  
**Double Garage Attached,Garage Faces Rear,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 11`5"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`1" x 12`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`5" x 3`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 3`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 8`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`2" x 4`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 4`10"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$283

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 0715875

Remarks

Pub Rmks: **This immaculate two-storey townhouse in the highly sought-after New Brighton community is move-in ready and perfect for those looking for a low-maintenance lifestyle. Recently enhanced with a Murphy Bed in the second bedroom, the home offers both style and practicality. Inside, the home is bright, clean, and inviting, with elegant flooring and open sightlines that create a welcoming flow. The unique staircase adds a touch of character, while the kitchen is equipped with stainless steel appliances, a gas range, generous counter space, and a pantry, making daily tasks a breeze. A powder room on the main floor adds extra convenience. Upstairs, you'll find two spacious, spotless bedrooms. The primary bedroom provides a peaceful retreat, complete with a large closet, private ensuite, and in-unit laundry. The double tandem garage accommodates two vehicles and includes additional storage, while the central vacuum system helps with easy maintenance. Located within the Mosaic complex, this townhouse features a cozy front patio overlooking a serene courtyard, complete with a white picket fence. With a low condo fee of just \$283.14 per month, this well-managed complex ensures a stress-free lifestyle. Conveniently close to shopping at Mackenzie Towne and nearby parks, this home is ideal for first-time buyers, investors, or young families. Move in and enjoy this beautifully maintained home!**

Inclusions: N/A  
Property Listed By: URBAN-REALTY.ca

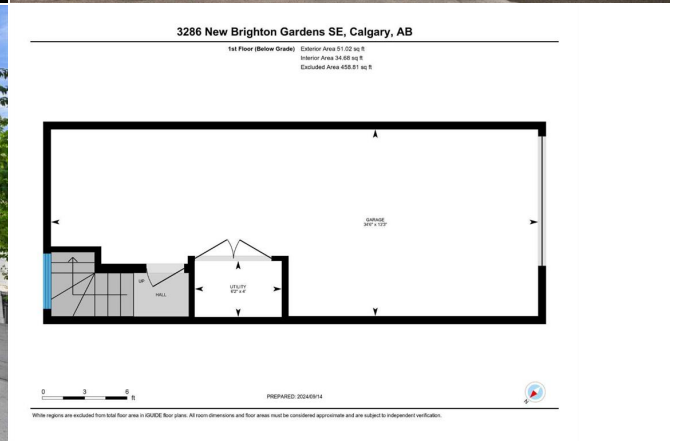
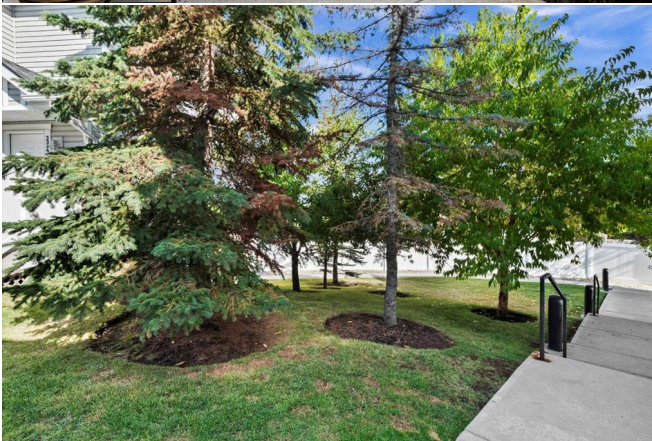
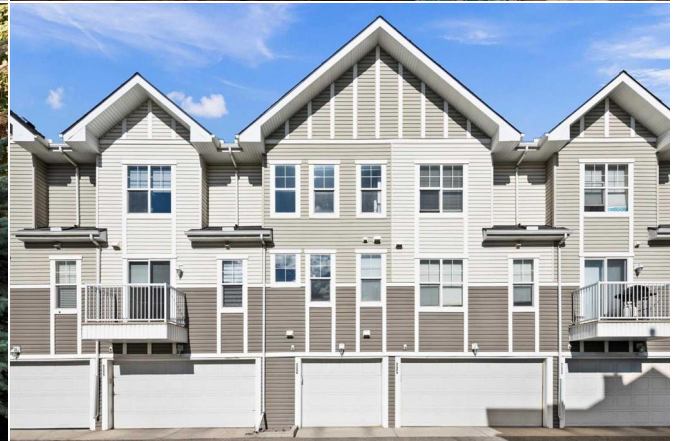
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





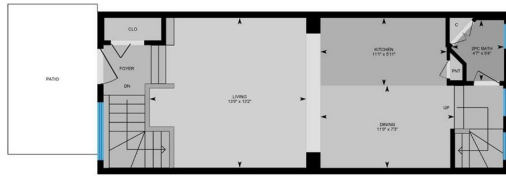






3286 New Brighton Gardens SE, Calgary, AB

2nd Floor Exterior Area 513.43 sq ft  
Interior Area 462.08 sq ft



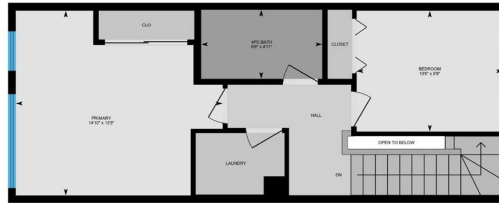
PREPARED: 2024/09/14



White regions are excluded from total floor area in GEMDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3286 New Brighton Gardens SE, Calgary, AB

3rd Floor Exterior Area 511.19 sq ft  
Interior Area 467.05 sq ft  
Excluded Area 6.95 sq ft



PREPARED: 2024/09/14



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