



THE
A-TEAM

**RE/MAX
FIRST**

207 NEW BRIGHTON Walk, Calgary T2Z 5C7

MLS®#: **A2168184** Area: **New Brighton** Listing Date: **09/25/24** List Price: **\$454,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,346 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,573**
 Low Sqft:
 Ttl Sqft: **1,573**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Lower	7`1" x 10`11"	2pc Bathroom	Main	
Balcony	Main	8`4" x 6`8"	Dining Room	Main	10`0" x 7`9"
Kitchen	Main	13`0" x 13`10"	Living Room	Main	19`2" x 13`5"
3pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
Bedroom	Upper	12`11" x 10`10"	Office	Upper	6`11" x 7`10"
Bedroom - Primary	Upper	11`10" x 11`11"			

Legal/Tax/Financial

Condo Fee:
\$318

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512676**

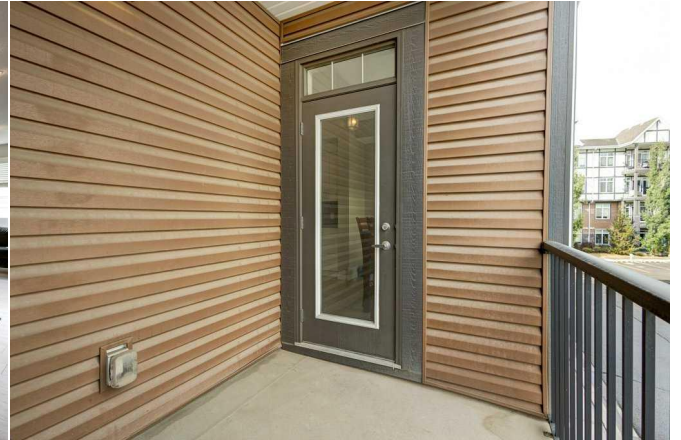
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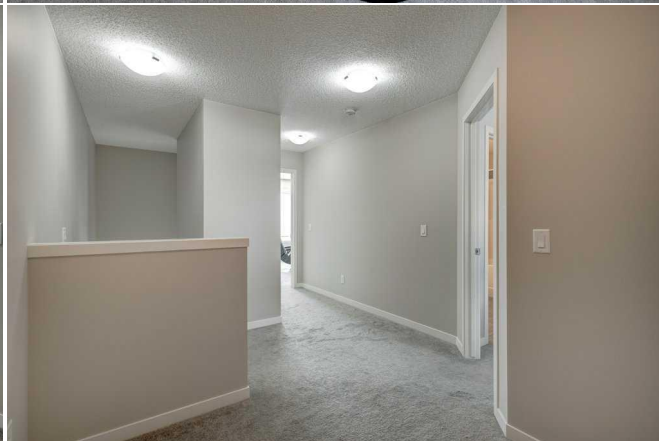
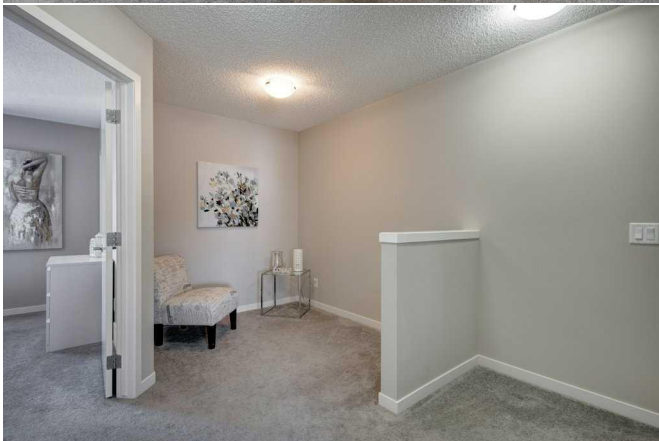
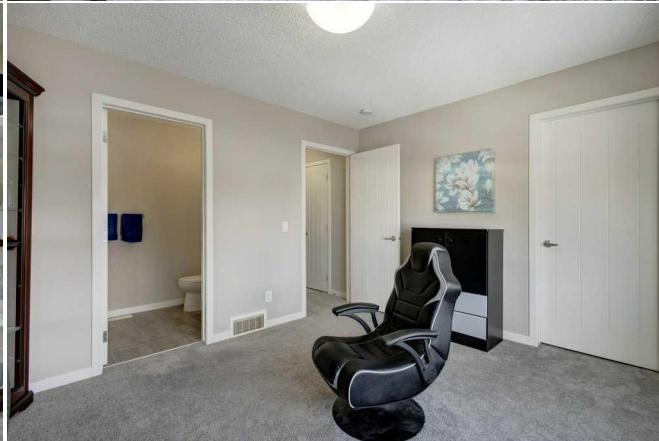
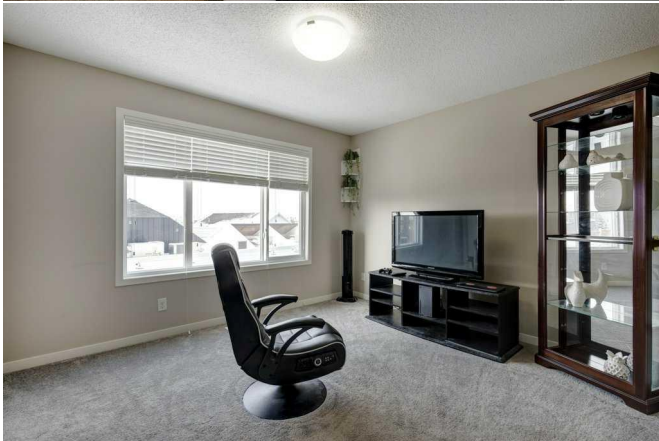
Pub Rmks: **Bright & Spacious Upgraded Townhouse in New Brighton. Welcome to this stunning 3-storey, 2-master suite townhouse located in the desirable Elements complex of New Brighton. Perfect for professionals, young families, or downsizing adults, this home offers modern, low maintenance living in a vibrant community with easy access to all amenities. The open-concept main floor features 9-foot ceilings, sleek white cabinetry, and a massive quartz island perfect for entertaining or extra prep space. The kitchen is equipped with stainless steel appliances, including a fridge with an ice/water dispenser, full-height cabinets, and a timeless subway tile backsplash. The dining area is bright and airy, with large windows and access to a covered balcony with a BBQ gas hookup, ideal for outdoor gatherings. Adjacent, the living room offers expansive west-facing windows. A cozy office/play nook and a private powder room complete this level, all finished with beautiful laminate flooring. Upstairs, you'll find two spacious master suites, each with its own ensuite (one with a tub and the other with a stand-up shower) and walk-in closets. A versatile loft area, perfect for a home office, gym, or reading space, completes the upper level. Additional features include a spacious foyer, laundry area, and an oversized double attached garage on the lower level, plus low condo fees. Situated just minutes from the shops and restaurants on 130th Avenue, and with easy access to Deerfoot and Stoney Trail, this home is also surrounded by parks, pathways, schools, and a variety of community amenities such as tennis courts, a water park, and the New Brighton clubhouse. Don't miss your chance to own this beautifully upgraded townhouse in one of Calgary's most sought-after communities!**

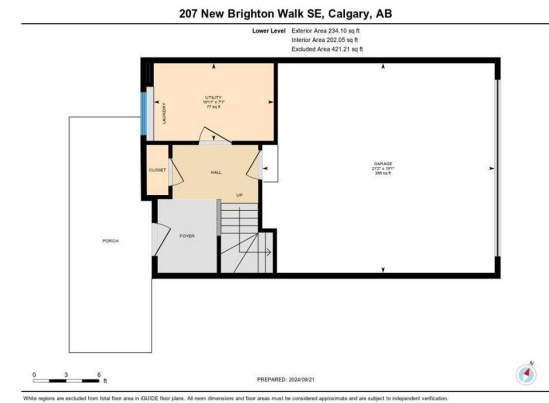
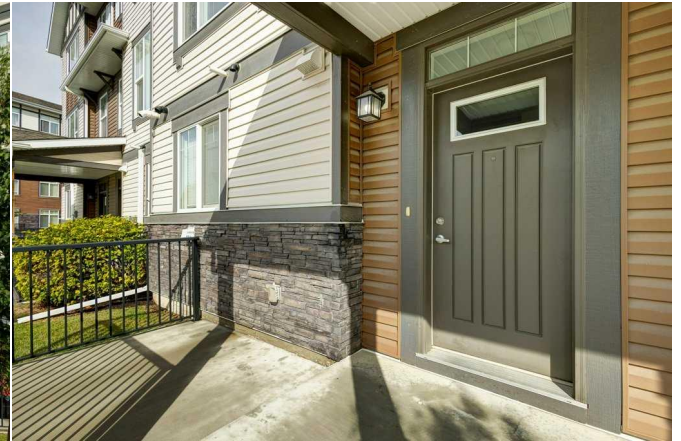
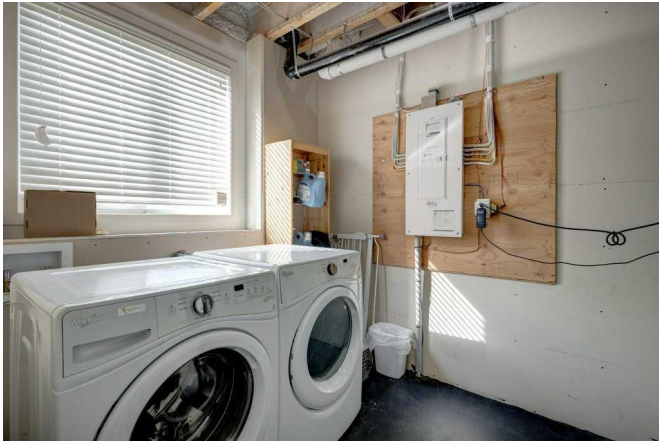
Inclusions:
Property Listed By: **N/A**
CIR Realty

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









207 New Brighton Walk SE, Calgary, AB

Main Floor Exterior Area 642.00 sq ft
Interior Area 552.13 sq ft



207 New Brighton Walk SE, Calgary, AB

2nd Floor Exterior Area 108.41 sq ft
Interior Area 133.86 sq ft

