



THE
A-TEAM

**RE/MAX
FIRST**

3180 NEW BRIGHTON Gardens, Calgary T2Z 0A7

MLS®#: **A2168396**

Area: **New Brighton**

Listing Date: **09/27/24**

List Price: **\$444,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 30-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **572 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,246**
Low Sqft:
Ttl Sqft: **1,246**

DOM

85
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`10" x 13`9"
Living Room	Main	12`0" x 9`11"
Bedroom	Second	13`2" x 10`1"
3pc Ensuite bath	Second	
Flex Space	Second	10`5" x 6`5"

Room	Level	Dimensions
Dining Room	Main	13`9" x 7`3"
Bedroom - Primary	Second	13`9" x 11`3"
2pc Bathroom	Main	
4pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:
\$292

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0713146**

Remarks

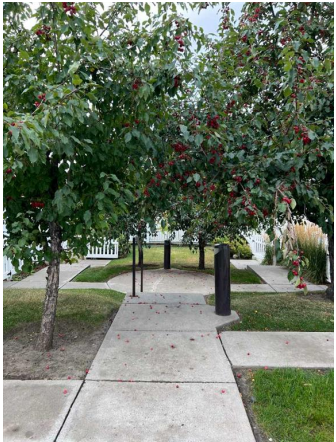
Pub Rmks: **Discover this charming END unit in the highly sought-after Mosaics of New Brighton! This 2-bedroom + DEN, 2.5-bath townhouse comes with a spacious layout and a DOUBLE attached garage. The inviting Great Room features laminate flooring throughout the entire home, including the upstairs level, giving it a sleek and modern touch. The standout feature of this home is the dream kitchen—complete with maple cabinets, an island with a breakfast bar, and stainless steel appliances. The kitchen is also equipped with a gas stove and a fridge with a convenient bottom freezer, making cooking and entertaining a breeze. Enjoy sunny mornings in the breakfast nook, which opens up to a private balcony through patio doors. Step outside to your fenced front yard, which overlooks a peaceful, treed inner courtyard, perfect for outdoor relaxation. Upstairs, you'll find dual master bedrooms, each with ensuite bathroom, ensuring comfort and privacy for everyone. The bright DEN is an ideal spot for your home office or reading area. Located close to shopping, public transit, and featuring LOW condo fees, this home also offers access to the vibrant New Brighton Clubhouse. With 6500 sqft of amenities, including fitness & yoga classes, tennis, basketball, and volleyball courts, along with hockey and skating rinks, you'll have endless opportunities for fun and fitness. Set in the beautiful New Brighton community—known for its English Cottage architecture and 20-acre Central Park with a 12-acre pond—this home offers a serene lifestyle in one of the area's most picturesque neighborhoods. This townhouse is a fantastic opportunity—don't miss out!**

Inclusions: n/a
Property Listed By: **KIC Realty**

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







3180 NEW BRIGHTON GARDENS SE

MAIN FLOOR

699 SQ. FT.
64'10" x 10'7"

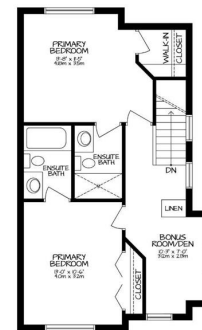


DISCLAIMER: THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPERTY AND SHOULD NOT BE USED AS A CONTRACT DOCUMENT.

3180 NEW BRIGHTON GARDENS SE

SECOND FLOOR

694 SQ. FT.
64'10" x 10'7"

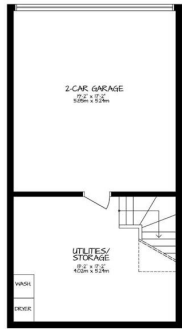


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3180 NEW BRIGHTON GARDENS SE

BASEMENT/
GARAGE

1048 SQ. FT.



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