



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2171798**

Area: **New Brighton**

Listing Date: **10/08/24**

List Price: **\$455,000**

Status: **Pending**

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: **1,044 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,269**  
Low Sqft:  
Ttl Sqft: **1,269**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Entrance**

Construction: **Composite Siding,Stone**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`1" x 2`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`6" x 10`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>3`3" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`0" x 8`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 16`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`9" x 3`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`0" x 10`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`2" x 8`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`11"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`11" x 7`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$232**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1113290**

Remarks

Pub Rmks: **Beautiful townhome with low condo fees! Welcome to this stunning townhome in the highly desirable New Brighton community! Boasting over 1,269 sqft of living space, this home features 3 large bedrooms, high end finishes, lovely living spaces and many conveniences including an attached garage (fits x2 cars)! As you step inside, you have immediate access to your garage, making winter days a breeze! Heading up the stairs, you are welcomed into the open floor plan main level flooded with natural light and complemented by luxury hardwood flooring & neutral paint tones. The living & dining rooms are expansive and well-kept with plenty of space for hosting family and friends. At the rear of the main level, the modern kitchen features rich dark brown cabinetry with silver hardware, grey tile backsplash, granite countertops (w/breakfast bar option) and a great ss appliance package including fridge with top freezer, OTR microwave, built-in dishwasher & electric stove. Nicely finishing off the main level you have extra storage space and a 2pc guest bathroom. Upstairs, 3 spacious bedrooms await finished with plush carpet flooring along with a 3pc ensuite bathroom for the master and a shared 4pc bathroom with tub/shower combo! Complete with stacked washer/dryer, this home has it all! The exterior features a private rear patio, perfect for summer BBQs! Located in a vibrant community with excellent schools, shopping amenities (2 mins to the plaza with Walmart Supercenter, Staples, CO OP grocery & various restaurants), and just a short 20-minute drive to downtown Calgary, this home offers both comfort and convenience. Don't miss out and come view in person today!**

Inclusions:  
Property Listed By: **Storage Cabinet in the kitchen**  
**URBAN-REALTY.ca**

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







