



THE
A-TEAM

**RE/MAX
FIRST**

138 NEW BRIGHTON Walk, Calgary T2Z 5C7

MLS®#: **A2172232**

Area: **New Brighton**

Listing Date: **10/17/24**

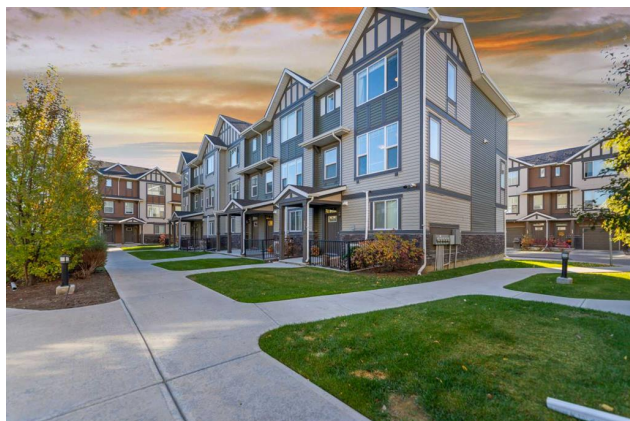
List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,567**
Low Sqft:
Ttl Sqft: **1,567**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

0

Layout

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

Parking

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

Access:

Lot Feat: **Few Trees,Landscaped,Street Lighting,Paved**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Second	10`0" x 7`10"
Den	Second	6`11" x 5`4"
Bedroom - Primary	Third	13`0" x 11`0"
Bedroom	Third	10`2" x 9`6"
3pc Ensuite bath	Third	8`6" x 4`11"
Laundry	Lower	10`9" x 7`0"
Foyer	Lower	11`8" x 5`4"

Room	Level	Dimensions
Living Room	Second	13`3" x 12`11"
Kitchen	Second	14`2" x 12`11"
Bedroom	Third	11`4" x 8`6"
2pc Bathroom	Second	5`0" x 5`0"
4pc Bathroom	Third	8`8" x 4`11"
Walk-In Closet	Third	5`9" x 5`5"

Condo Fee:
\$318

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1512676**

Remarks

Pub Rmks: **Step into this beautiful upgraded townhome in the sought-after community of New Brighton. This exquisite 3-bedroom end unit boasts a two-car attached garage and overlooks a spacious courtyard, providing a serene setting. As you walk through the front door, you'll be greeted by a bright and airy open-concept floor plan featuring 9-foot ceilings that enhance the natural light flooding the space. The main floor includes a convenient 2-piece bath, a dining area, and a beautiful gourmet kitchen complete with a large island, ample countertop space, designer cabinetry, upgraded subway tile backsplash, and high-end stainless steel appliances. Just off the kitchen, a charming balcony with a gas line hookup for your BBQ and vinyl decking awaits, perfect for outdoor entertaining. The generous living area is ideal for gatherings and includes a cozy office nook. Upstairs, you'll find a spacious primary bedroom featuring a 3-piece ensuite and a separate walk-in closet, along with two additional well-sized bedrooms and a 4-piece bath. This home is ideally located close to fantastic parks, schools, shopping, transit, and the New Brighton Community Center, which offers skating, a water park, tennis, and more! Don't miss the opportunity—book your showing today and come see this beautiful home for yourself!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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

