



THE
A-TEAM

**RE/MAX
FIRST**

72 NEW BRIGHTON Point, Calgary T2Z 1B8

MLS®#: **A2182543** Area: **New Brighton** Listing Date: **12/06/24** List Price: **\$450,000**
 Status: **Active** 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: **1,194 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,272**
 Low Sqft:
 Ttl Sqft: **1,272**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`9" x 10`6"	Dining Room	Main	10`7" x 6`7"
Living Room	Main	14`1" x 12`9"	Balcony	Main	10`9" x 6`2"
Bedroom - Primary	Third	10`5" x 10`0"	Bedroom	Third	10`3" x 7`6"
Bedroom	Third	8`3" x 8`3"	2pc Bathroom	Main	4`11" x 4`7"
4pc Bathroom	Third	8`7" x 7`0"	3pc Ensuite bath	Third	7`0" x 6`11"

Legal/Tax/Financial

Condo Fee: \$236	Title: Fee Simple	Zoning: M-1
	Fee Freq: Monthly	

Legal Desc: **1113290**

Remarks

Pub Rmks: **Rare opportunity in a terrific complex! Not only one of the limited 3 bedroom units available in this established complex, an equally rare end unit with it's increased privacy and natural light (3 extra windows including extra large third window in living room), rarer still it backs onto the green space with it's privacy, trees, ball diamond, soccer pitches and skateboard park and one block away from a kids playground. A short walk, one block away from the shopping centre on 130th with absolutely everything available, Rona, Home Depot, Cdn Tire, Safeway, Superstore, Walmart, Lina's Italian supermarket, all the banks, too many restaurants to list, drug stores, walk in clinic, Registry, Clothing stores, etc. etc. etc. just cross at the lights on 52nd. Original owner, no pet, no smoking home with new flooring throughout including your choice of one of 5 different luxury vinyl plank colors to be installed prior to possession in the kitchen, main floor landing and closet (excluding 2 piece main floor bath). Private deck off the kitchen with gas feed for BBQing without ever running out of fuel. Main floor features 9' ceilings, large kitchen with espresso colored soft close solid wood shaker cabinetry and a breakfast bar as well as large bright Living/Dining area. Upstairs has three bedrooms, laundry, a 4 piece bath, the master bedroom boasting both a 3 piece ensuite with a large walk in shower and a walk in closet with it's bright window. This unit also includes an attached tandem double garage for your two cars or one car and a shop, and has a rear door leading to the private main level patio area out back. This well managed complex incudes plenty of visitor parking stalls throughout including one right beside this end unit. All that and low low condo fees make this an ideal affordable home you and your family, call your favorite realtor today.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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





