



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**96 NEW BRIGHTON Landing, Calgary T2Z 1C1**

MLS®#: **A2191158**      Area: **New Brighton**      Listing Date: **02/19/25**      List Price: **\$449,900**  
 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: **104 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,079**  
 Low Sqft:  
 Ttl Sqft: **1,079**

DOM

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

Parking

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

Access:  
 Lot Feat: **Back Lane,Landscaped**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 14`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`6" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$232

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1113290

Remarks

Pub Rmks: **Welcome to York 29, where style, functionality, and convenience come together in this bright and spacious 2 bedroom, 2.5 bathroom townhome. This home is perfect for first-time buyers, investors, or those looking to downsize. Step inside to an open-concept main living area, where the living room, dining space, and kitchen flow seamlessly together—ideal for both everyday living and entertaining. The laminate plank flooring adds warmth and durability, while large windows flood the space with natural light. The spacious kitchen is a chef’s delight, featuring dark-toned cabinetry, ample storage including a pantry, stainless steel appliances, laminate countertops, and under-cabinet lighting for a modern touch. A 2-piece powder room completes the main level. Upstairs, you’ll find two generous bedrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet. The second bedroom is also large, with easy access to the main 4-piece bathroom located off the hallway. A built-in desk with open shelving creates the perfect home office or study nook, and the convenient upstairs laundry makes daily chores a breeze. You also have direct access to the double tandem attached garage, offering plenty of space for two vehicles or additional storage. Plus, tons of street parking make hosting guests effortless. Located just minutes from South Trail Crossing, McKenzie Towne, parks, schools, and major roadways, this home offers unbeatable convenience in a vibrant community. Don’t miss out on this incredible opportunity—schedule your showing today!**

Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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











