

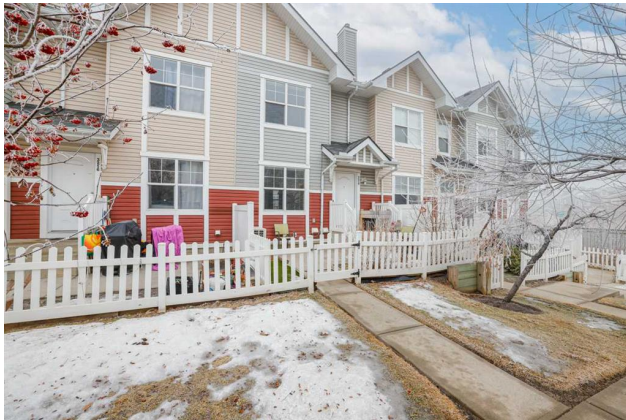


THE
A-TEAM

**RE/MAX
FIRST**

3218 NEW BRIGHTON Gardens, Calgary T2Z 0A7

MLS®#: **A2191801** Area: **New Brighton** Listing Date: **02/01/25** List Price: **\$454,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,185**
 Low Sqft:
 Ttl Sqft: **1,185**

DOM

0
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, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer**
 Int Feat: **Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 18`1"	2pc Bathroom	Main	5`4" x 4`8"
Eat in Kitchen	Main	17`1" x 14`4"	Bedroom - Primary	Second	12`7" x 11`4"
Walk-In Closet	Second	4`2" x 7`3"	4pc Ensuite bath	Second	8`2" x 5`0"
Bedroom	Second	10`10" x 11`3"	Walk-In Closet	Second	5`5" x 6`1"
4pc Bathroom	Second	8`2" x 5`5"	Laundry	Lower	17`1" x 13`2"

Legal/Tax/Financial

Condo Fee:
\$283

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0714041**

Remarks

Pub Rmks: **Welcome to this beautifully updated 2 bedroom, 2.5 bathroom townhouse in the lovely community of New Brighton! This original owner home has been lovingly renovated with all new carpet, paint, kitchen cabinet doors, and countertops! The main floor features a bright open floorplan with a one of a kind kitchen with built in seating, island for entertaining, and a south facing balcony through the sliding doors. Kitchen also features newer epoxy countertops and full stainless steel appliance package! The new updated bar is open to the living room and front entrance. There is also a 2 piece bathroom to complete this floor. The second level feature 2 primary bedrooms, both with walk in closets and 4 piece en suite bathrooms. There is also added storage and an office area for all your computer needs! The basement has plenty of room for your creative ideas and features a laundry area and opens to the double attached garage, Garage is wired for a heater of your choice. And don't forget the summer when you need it cooler as this home comes with Central Air Conditioning!!This complex is easy living and is sure to impress. This home features a front garden and patio area and is fenced in for you pets! Book your showing today!**

Inclusions:
Property Listed By: **NA
RE/MAX Landan Real Estate**

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



