



THE
A-TEAM

**RE/MAX
FIRST**

3222 NEW BRIGHTON Gardens, Calgary T2Z 0A7

MLS®#: **A2200845**

Area: **New Brighton**

Listing Date: **03/12/25**

List Price: **\$429,900**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,243**
Low Sqft:
Ttl Sqft: **1,243**

DOM

39

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Front Yard

Double Garage Attached, Garage Door Opener, Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, High Efficiency, Forced Air, Humidity Control, Natural Gas**
Sewer:
Ext Feat: **Courtyard, Other, Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	17`7" x 13`9"
Foyer	Main	6`3" x 4`6"
Balcony	Main	7`6" x 3`8"
Walk-In Closet	Upper	5`0" x 5`0"
Bedroom	Upper	13`1" x 10`0"
Flex Space	Upper	10`6" x 6`5"

Room	Level	Dimensions
Kitchen	Main	15`3" x 9`10"
2pc Bathroom	Main	6`8" x 3`0"
Bedroom - Primary	Upper	11`3" x 11`10"
4pc Ensuite bath	Upper	7`10" x 4`11"
4pc Ensuite bath	Upper	7`10" x 4`11"
Laundry	Basement	13`3" x 12`8"

Condo Fee:
\$283

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0714041**

Remarks

Pub Rmks:

Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space. Step inside to a bright living and dining area, perfect for entertaining. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze. A convenient powder room completes the main floor. Upstairs, you'll find two spacious primary suites, each with its own private 4-piece ensuite - perfect for families, roommates, or guests! A flex space on the upper level offers additional versatility, whether you need a home office or cozy reading nook. The double attached garage provides secure parking and extra storage, while the laundry/utility room offers added convenience. Unbeatable Location: Walking distance to New Brighton Community Centre & parks/trais; Close to excellent CBE and CCSD schools; Short walk to McKenzie Towne Transit Terminal; Minutes from McKenzie Towne High Street, shopping, dining & amenities With its prime location, modern layout, and low-maintenance lifestyle, this home is perfect for first-time homebuyers, downsizers, or investors looking for an excellent opportunity. Don't miss out - book your showing today!

Inclusions:
Property Listed By:

Range Hood
Greater Property Group

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











