

**3310 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2236671



\$415,000

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|------------------|---|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,220 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Paved | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 287 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows | | |

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control, Refrigerator, Washer

Welcome to this beautifully maintained and affordable 2-storey townhouse located in the highly sought-after Mosaic Motif complex in New Brighton! This charming home offers 3 spacious bedrooms, 1.5 bathrooms, a double attached garage, and a low condo fee. Perfectly positioned fronting onto a courtyard, you can relax and enjoy peaceful views from your patio. Step inside to discover an open-concept main floor featuring warm hardwood flooring, a bright and inviting living room with large windows that fill the space with natural light, and a kitchen equipped with a breakfast island, ample cabinetry, a handy pantry, and full appliance package. Adjacent to the kitchen is a cheerful dining area, perfect for everyday meals or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two generously sized bedrooms, a stylish 4-piece bathroom, and a cozy loft area — ideal for a home office or study nook. The spacious primary bedroom boasts large southeast-facing windows overlooking the courtyard and a walk-in closet for all your storage needs. The lower level offers a laundry area, additional storage, and direct access to the double attached garage. This well-managed complex is perfectly located near parks, schools, the New Brighton community center, waterpark, and shopping. Whether you're a first-time homebuyer, investor, or looking to downsize, this is the perfect opportunity. Don't miss out — book your private showing today!