

### 49 New Brighton Point SE Calgary, Alberta

MLS # A2259395



## \$360,000

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

\*\*\*OPEN HOUSE Saturday -December 13, 2025 - 1:00 pm to 3:00 pm\*\*\* Welcome to New Brighton Point and this immaculate 2-bedroom, 2.5-bathroom townhouse that has been beautifully updated and is truly move-in ready! Step inside to find a bright and open-concept main level with soaring 9 ft. ceilings, freshly painted walls, and stylish new flooring (2024). The spacious kitchen offers plenty of cupboard space and updated appliances including a fridge (2024) and stove (2025), along with a sunny south-facing balcony&mdash;perfect for enjoying your morning coffee. The upper level is designed for convenience and comfort, featuring two generous primary bedrooms, each with its own 4-piece ensuite and ample closet space, plus an upper laundry area. Additional updates include a new hot water tank (2024), ensuring peace of mind for years to come. The attached garage keeps your car warm in the winter, with an extra covered stall for a second vehicle, while the lower brick patio offers a welcoming outdoor space to relax or entertain. Surrounded by beautifully landscaped grounds, this well-managed complex also provides ample visitor parking and is just steps from parks, playgrounds, schools, and shopping. Don&rsquo;t miss your chance to stop renting and make this attractively priced home your own!