

780-832-5880

cord@gpremax.com

## 49 New Brighton Point SE Calgary, Alberta

MLS # A2259395



\$379,900

Division:	New Brighton				
Type:	Residential/Other				
Style:	2 Storey				
Size:	1,156 sq.ft.	Age:	2011 (14 yrs old)		
Beds:	2	Baths:	2 full / 1 half		
Garage:	Single Garage Attached				
Lot Size:	0.02 Acre				
Lot Feat:	Back Lane, Low Maintenance Landscape				

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

Features: Elevator

Inclusions: N/A

\*\*\*OPEN HOUSE Saturday -November 1, 2025 - 2:00 pm to 4:00 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—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't miss your chance to stop renting and make this attractively priced home your own!