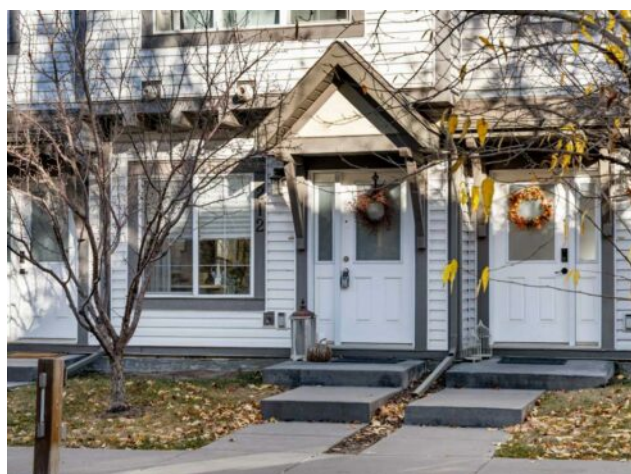


212, 130 New Brighton Way SE
Calgary, Alberta

MLS # A2267671



\$379,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,419 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained 3-storey townhome offering 2 bedrooms, 2.5 bathrooms, and an ideal blend of comfort and functionality. Situated in a prime location within the complex, this pristine home enjoys a quiet setting with plenty of visitor parking nearby, a single attached garage, and room to park on the driveway. The main level features a bright home office or den, convenient laundry area, and extra storage space — perfect for today's work-from-home lifestyle. Upstairs, the second level impresses with an open-concept layout including a spacious kitchen with centre island, dark modern cabinetry, stainless steel appliances, and stylish pendant lighting. The adjoining dining area opens to a private balcony, while the generous living room is ideal for relaxing or entertaining. A powder room completes this level. On the third floor, you'll find two large bedrooms, each with its own 4-piece ensuite and two closets, providing excellent comfort and privacy for family, guests, or roommates. Enjoy the beautiful courtyard just outside your front door, complete with a charming gazebo — a perfect place to unwind. Located close to Dr. Martha Cohen and St. Marguerite Schools, New Brighton Central Park with its splash park, volleyball courts, outdoor hockey rink, and scenic pond, and just minutes to all the amenities of 130th Avenue shopping, this home offers exceptional value in a sought-after community. This well run complex is pet friendly and it will be hard to find a better place to call home.