

**3336 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2285908



\$379,980

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Bright and beautifully maintained townhouse in New Brighton featuring a thoughtfully designed open-concept main floor. The spacious kitchen offers plenty of storage, a central island, and flows seamlessly into the dining and living areas, all filled with natural light and finished with engineered hardwood throughout. Upstairs you'll find two primary bedrooms, each with its own ensuite and walk-in closet, plus a flexible space that works well as a home office or reading nook. The partially developed lower level includes a double attached garage, laundry with sink, and additional storage or hobby space. Outside, the private west-facing patio provides a comfortable space for lounging, gardening, or pets while overlooking a landscaped courtyard. Conveniently located within walking distance to shopping, schools, transit, and the New Brighton Community Centre.