

**170, 130 New Brighton Way SE  
Calgary, Alberta**

**MLS # A2215862**



**\$499,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 396
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Step into this bright and spacious 3-bedroom townhouse in the heart of New Brighton, offering over 1,700 SqFt of developed living space where modern comfort meets family-friendly living. Perfectly designed for growing families or savvy professionals, this home offers a seamless blend of style and functionality. The open-concept main floor welcomes you with abundant natural light, highlighting a sleek kitchen with stainless steel appliances, quartz countertops, ample cabinetry, and a breakfast bar ideal for morning coffee or casual dinners. Flow effortlessly into the cozy living room, perfect for family movie nights, and step out to a private balcony for summer BBQs with a gas hookup. A convenient powder room completes this level. Upstairs, discover three generously sized bedrooms. The primary suite is your personal retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional bedrooms share a full bathroom, perfect for the kids! You'll also love the upstairs laundry tucked away at the top of the stairs. The lower level adds versatility and flexibility with a space that is perfect for a home office, gym area, or a space for guests. The double-attached garage keeps your vehicles warm and provides storage for all your gear. Nestled in the sought-after Mint complex with reasonable condo fees make this an exceptional value in New Brighton's family-oriented community, steps from playgrounds, the New Brighton Club's splash park, and schools, this home is surrounded by amenities. With 130th Avenue's shops, dining, and transit just minutes away, convenience is just around the corner. Don't let this gem pass you by—call your favorite realtor today to book a private tour, it's a move you'll be glad you made!