

**408, 130 New Brighton Way SE  
Calgary, Alberta**

**MLS # A2221196**



**\$469,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey, Attached-Up/Down		
<b>Size:</b>	1,332 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>	See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	See Remarks
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, High Ceilings, Quartz Counters, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 369
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to Your Newly Renovated Home in New Brighton! This bright and spacious 3-bedroom townhouse in the sought-after New Brighton community offers modern living with a double-attached garage, a fully finished basement, and stylish upgrades throughout. Step into this newly renovated home, featuring fresh paint, new carpet, and new lighting, including pot lights in the kitchen, for a bright and contemporary feel. The kitchen has been beautifully upgraded with new quartz countertops and a brand-new microwave-hood fan, complementing the modern cabinetry and stainless steel appliances. An oversized peninsula with breakfast seating, a built-in pantry, and ample storage makes this kitchen as functional as it is stylish. The main floor also boasts a sunny south-facing living room, a dining area with balcony access, and a tucked-away powder room for added convenience. Upstairs, the primary bedroom offers a walk-in closet with a window and a private ensuite with a tub. Two additional bedrooms share a 4-piece bathroom, and a convenient laundry area and extra storage complete the upper level. The finished basement provides versatile space, perfect for a family room, home office, or hobby area. Additional storage and access to the garage can also be found on this level. Located within walking distance to schools, parks, and pathways, and just minutes from shopping, transit, and major highways, this home offers the ideal balance of comfort and convenience. Plus, as part of the vibrant New Brighton community, you'll enjoy access to a clubhouse, playgrounds, and recreational courts. With its thoughtful design, modern upgrades, and unbeatable location, this move-in-ready townhouse is the perfect place to call home.