

**174 New Brighton Point SE**  
**Calgary, Alberta**

**MLS # A2212761**



**\$420,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 232
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome Home! This freshly painted, well-kept 2-bedroom, 2.5-bathroom townhome offers over 1,100 square feet of comfortable living space and a recently updated furnace. The open-concept main floor is bright and spacious—great for everyday living or hosting friends. Enjoy your morning coffee on the balcony or fire up the grill on the lower patio. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom. The primary bedroom also includes a walk-in closet. Other great features include upper-floor laundry, a 2-piece powder room on the main level, and a double tandem attached garage. Visitor parking is close by for added convenience. Located in the heart of New Brighton, you're just steps from the Athletic Park and minutes to all the shopping and restaurants along 130th Ave. Whether you're a first-time buyer, investor, or looking for a low-maintenance place to call home, this is a great opportunity in a vibrant community.