

**3050 New Brighton Gardens SE**  
**Calgary, Alberta**

**MLS # A2212858**



**\$419,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Partial, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 292

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** None

**END UNIT | QUIET EXPOSURE | DOUBLE GARAGE** | Located in the awesome family community of New Brighton! This is definitely one of the best locations in the complex! End unit facing a private courtyard and siding onto an alleyway. Minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House! Cute little front yard with a white picket fence, and walk into an open airy plan with tons of natural light. The large living & dining rooms are open to the maple kitchen featuring black appliances & raised breakfast bar, wine storage racks & built-in china cabinet. Upstairs you will find double primary bedrooms each with full ensuites (and one with a walk-in closet!) The basement offers lots of storage with built-in shelving. Alley access for the double attached garage too! Enjoy the sunny west patio overlooking the courtyard plus a BBQ balcony off the living room. Come check this one out today!