

\$420,000 - 75 New Brighton Point Se, Calgary

MLS® #A2134766

\$420,000

2 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

You must see this charming Trico townhome found in New Brighton, Calgary SE. Two storeys, 1,088 sq. ft. of appealing living space with 2 bedrooms, 2.5 bathrooms and a superb location. Enter on the ground floor via the foyer next to the attached single-car garage. Make your way to the main floor where you will find a breezy, light-filled, open concept LR/dining/kitchen area with high ceilings and wide plank contemporary floors throughout. The kitchen highlights include a breakfast bar with undermount sink, gleaming countertops, tiled backsplash, clean-line white cabinetry and black appliances. A balcony just off the kitchen has a BBQ hookup and space to enjoy intimate summer meals. A 2pc bath finishes this level. The wide plank floors carry over to the third level. This level highlights two bedrooms, a primary and a large second, both with large windows amplifying the natural light, generous walk-in closets and each with their own 4pc ensuite – the ultimate in privacy and convenience. The primary bedroom has a niche for your computer or dressing table. A large hall closet and a laundry room with modern LG tower washer and dryer complete this floor. You could not ask for a more convenient location with so many nearby amenities – Stoney and Deerfoot Trails; 52nd Street; 130th Avenue with its abundance of shops and restaurants; New Brighton Athletic Park is practically on your doorstep; transit; schools; daycares; churches and the South Health Campus. This home would be



the impeccable choice for those just starting out or those on the brink of retiring. It has been well cared for and attractively decorated with calm, muted colours. It also has common area maintenance meaning one less item on the "to do" list. Call for a showing today.

Built in 2011

Essential Information

MLS® #	A2134766
Price	\$420,000
Sold Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,088
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	75 New Brighton Point Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1B6

Amenities

Amenities	Clubhouse, Park, Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Attached Carport, Covered, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Gutters
Lot Description	Close to Clubhouse, Cul-De-Sac, Landscaped, Many Trees, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 6th, 2024
Days on Market	13
Zoning	M-1
HOA Fees	254.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
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