

\$410,000 - 114 New Brighton Point Se, Calgary

MLS® #A2142722

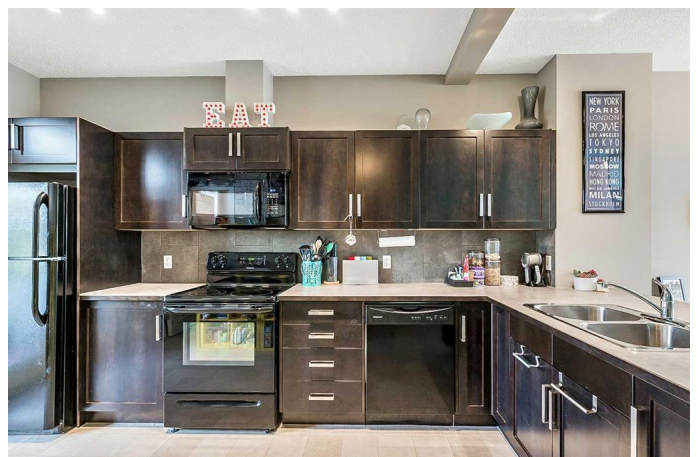
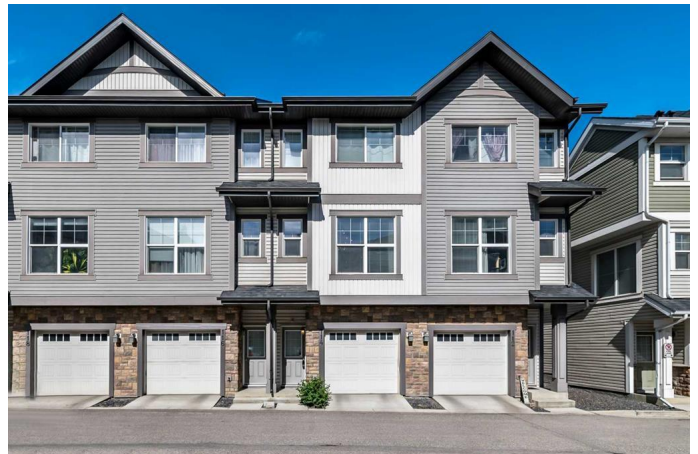
\$410,000

2 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

Beautiful modern and inviting two-bedroom townhouse nestled in the vibrant community of New Brighton. This fabulous home presents a chic, two-bedroom unit that is perfect for first-time buyers, downsizing, or as a savvy investment. This townhouse boasts an open concept floor plan filled with abundant natural light. Soaring 9-foot ceilings on the main floor enhance the spacious feel, complementing the large kitchen equipped with black appliances, "Shelf Genie" cupboard organizers and an inviting island - ideal for hosting and daily function. Each bedroom is designed as a primary suite, complete with its own private bathroom, ensuring privacy and convenience. Added household efficiency comes from the upstairs laundry facilities. The west-facing rear deck, equipped with a barbecue gas hook-up, offers a perfect outdoor retreat for relaxation or entertaining friends and family. Not only is the interior welcoming, but the location is also exceptional. Positioned near the upcoming C-Train Green Line, New Brighton Athletic Park, and major shopping destinations at South Trail Crossing, this home ensures ease of access to essential amenities. The local community center offers exclusive access to a variety of recreational and social activities year-round. The attached tandem garage and central air conditioning cater to both your storage and comfort needs. Whether you're starting out, scaling down, or investing, this townhouse offers a blend of lifestyle and convenience that's hard to



beat!

Built in 2011

Essential Information

MLS® #	A2142722
Price	\$410,000
Sold Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	114 New Brighton Point Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1B7

Amenities

Amenities	Clubhouse, Park, Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas

Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 3rd, 2024
Days on Market	13
Zoning	M-1
HOA Fees	266.96
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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