



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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178 New Brighton Point SE  
Calgary, Alberta

MLS # A2253283



**\$409,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | 3 (or more) Storey               |               |                   |
| <b>Size:</b>     | 1,181 sq.ft.                     | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                        |               |                   |
| <b>Lot Feat:</b> | Corner Lot, No Neighbours Behind |               |                   |

|                    |                                                                           |                   |        |
|--------------------|---------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | \$ 239 |
| <b>Basement:</b>   | None                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                           | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Storage |                   |        |

**Inclusions:** None

(OPEN HOUSE- SEP 20 FROM 1-3PM). Unbeatable Deal in New Brighton, a vibrant and family-friendly community in Southeast Calgary. This freshly painted stunning corner unit townhouse offers an unbeatable location and a thoughtfully designed layout perfect for families, first-time buyers, or investors. Situated just off 130th Avenue, you'll be steps away from a wide range of amenities including grocery stores like Walmart, Real Canadian Superstore and Sobeys, as well as Home Depot, Winners, Canadian Tire, Shoppers Drug Mart, and more. Enjoy dining out at nearby restaurants such as The Keg, Five Guys, Cactus Club Caf&eacute;, Mucho Burrito, and many local caf&eacute;s and fast-food options. Major banks including RBC, TD, Scotiabank, CIBC, and ATB are all within walking distance, making everyday errands effortless. Inside the home, the upper level offers three spacious bedrooms, including a large primary bedroom with a private 3-piece ensuite and linen closets for added convenience. The main level features a well-laid-out kitchen with plenty of counter space and storage, a bright dining area, and an open-concept living room with 9-foot ceilings, creating a warm and inviting space for relaxing or entertaining. A convenient powder room is also located on the main floor. Step outside to your private deck with a BBQ gas line, perfect for summer grilling and family gatherings. Transit access is excellent, with bus stops just steps away on 52nd Street, making commuting a breeze. This home also comes with an attached double garage and is nestled in a well-kept complex. Families will appreciate the access to great schools nearby, beautiful parks, scenic wetlands and walking paths, and a welcoming community atmosphere that makes New Brighton one of Calgary's desirable places to live. Don't miss this incredible

opportunity&mdash;book your showing today and come see everything this wonderful home and neighborhood have to offer!