



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

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212, 130 New Brighton Way SE  
Calgary, Alberta

MLS # A2267671



**\$379,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | New Brighton           |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | 3 (or more) Storey     |        |                   |
| Size:     | 1,419 sq.ft.           | Age:   | 2012 (13 yrs old) |
| Beds:     | 2                      | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | Cul-De-Sac             |        |                   |

|             |                                                                                         |            |         |
|-------------|-----------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Forced Air                                                                              | Water:     | -       |
| Floors:     | Carpet, Hardwood, Linoleum                                                              | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                         | Condo Fee: | \$ 302  |
| Basement:   | None                                                                                    | LLD:       | -       |
| Exterior:   | Vinyl Siding, Wood Frame                                                                | Zoning:    | M-1 d75 |
| Foundation: | Poured Concrete                                                                         | Utilities: | -       |
| Features:   | Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Storage, Vinyl Windows |            |         |

Inclusions: N/A

Welcome to this beautifully maintained 3-storey townhome offering 2 bedrooms, 2.5 bathrooms, and an ideal blend of comfort and functionality. Situated in a prime location within the complex, this pristine home enjoys a quiet setting with plenty of visitor parking nearby, a single attached garage, and room to park on the driveway. The main level features a bright home office or den, convenient laundry area, and extra storage space &mdash; perfect for today's work-from-home lifestyle. Upstairs, the second level impresses with an open-concept layout including a spacious kitchen with centre island, dark modern cabinetry, stainless steel appliances, and stylish pendant lighting. The adjoining dining area opens to a private balcony, while the generous living room is ideal for relaxing or entertaining. A powder room completes this level. On the third floor, you'll find two large bedrooms, each with its own 4-piece ensuite and two closets, providing excellent comfort and privacy for family, guests, or roommates. Enjoy the beautiful courtyard just outside your front door, complete with a charming gazebo &mdash; a perfect place to unwind. Located close to Dr. Martha Cohen and St. Marguerite Schools, New Brighton Central Park with its splash park, volleyball courts, outdoor hockey rink, and scenic pond, and just minutes to all the amenities of 130th Avenue shopping, this home offers exceptional value in a sought-after community. This well run complex is pet friendly and it will be hard to find a better place to call home.