

## 3174 New Brighton Gardens SE Calgary, Alberta

**MLS # A2256806**



# \$399,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton           |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,216 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> | Front Yard             |               |                   |

|                    |                                                                                                 |                   |         |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                         | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate, Tile                                                                                  | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | None                                                                                            | <b>Condo Fee:</b> | \$ 303  |
| <b>Basement:</b>   | None, Partially Finished                                                                        | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Concrete, Stone                                                                                 | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                                                 | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |         |

**Inclusions:** None

**\*\*2 PRIMARY BEDROOMS with full ensuite bathrooms\* \*Double Attached Garage\* \*Balcony & Fenced Patio\* \*Immediate possession\* \* Move-in ready!!\* You will be pleased to know that this home is Freshly painted, has New window blinds, New smoke/co detectors, the Furnace ducts & Carpets were just cleaned plus it is a No smoking & No Pets home! Perfectly Located just minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House, a short drive to the South Campus Hospital and easy access to Stoney Trail & Deerfoot Trails! The main floor is bright & open with an amply sized living room, a spacious kitchen with a Huge island & breakfast bar, a breakfast nook, plus there is a &nbsp;a Sunny SOUTH balcony conveniently located just off the kitchen. The main floor also has a conveniently located 2 piece bathroom. Be sure to make note of the front, fenced patio for your time outdoors or some garden planters and patio furniture. Upstairs you will find 2 Primary Bedrooms with full ensuite bathrooms, a flex area for an office, reading room??? and a good-sized storage cabinet. Downstairs is the laundry room, extra storage, and direct access to the Double, attached garage with shelving. This is PET-FRIENDLY Complex! The 12 month average Enmax Water, Gas & Electricity(July 2024 - June 2025 = \$233.36**