

114 New Brighton Landing SE Calgary, Alberta

MLS # A2263562



\$389,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,281 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: cabinet under TV in the living room

Welcome to this bright and spacious townhome, offering a well-planned open layout and true move-in readiness. The main level features a generous living room, a welcoming dining area, and a stylish kitchen with abundant cabinetry, ample counter space, and a peninsula with a breakfast bar. From here, step onto the sunny south-facing balcony — perfect for enjoying your morning coffee. A convenient two-piece powder room completes this floor. Upstairs, you’ll find two spacious primary bedrooms, each with its own ensuite bathroom. The main suite includes a walk-in closet, and the laundry room is conveniently located on the same level. Recently painted and beautifully maintained, this home shows pride of ownership throughout. Walking into the home from your double tandem attached garage, you’ll appreciate the practical entryway that also opens to a cozy front patio. This location is exceptional — just a short stroll to the nearby pond and athletic park off 130th Avenue, with shopping, restaurants, and daily amenities only steps away. Reach out to your favourite Realtor today to book your private viewing and see everything this home has to offer.