

**3286 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2165913



\$417,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	918 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry		

Inclusions: N/A

This immaculate two-storey townhouse in the highly sought-after New Brighton community is move-in ready and perfect for those looking for a low-maintenance lifestyle. Recently enhanced with a Murphy Bed in the second bedroom, the home offers both style and practicality. Inside, the home is bright, clean, and inviting, with elegant flooring and open sightlines that create a welcoming flow. The unique staircase adds a touch of character, while the kitchen is equipped with stainless steel appliances, a gas range, generous counter space, and a pantry, making daily tasks a breeze. A powder room on the main floor adds extra convenience. Upstairs, you'll find two spacious, spotless bedrooms. The primary bedroom provides a peaceful retreat, complete with a large closet, private ensuite, and in-unit laundry. The double tandem garage accommodates two vehicles and includes additional storage, while the central vacuum system helps with easy maintenance. Located within the Mosaic complex, this townhouse features a cozy front patio overlooking a serene courtyard, complete with a white picket fence. With a low condo fee of just \$283.14 per month, this well-managed complex ensures a stress-free lifestyle. Conveniently close to shopping at Mackenzie Towne and nearby parks, this home is ideal for first-time buyers, investors, or young families. Move in and enjoy this beautifully maintained home!