

**59 New Brighton Common SE  
Calgary, Alberta**

**MLS # A2281141**



**\$459,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 2 portable air-conditioners

Welcome to this Stunning End Unit, multi-level open-concept townhome located on a quiet, cul de sac location. This meticulously maintained home boasts bright interiors with soaring 12-foot ceilings and an abundance of natural light streaming through floor-to-ceiling windows. Upstairs, you'll find two master bedrooms, each with a full en-suite and walk-in closet. The heart of this home is its spacious and beautifully appointed white kitchen, featuring tile flooring, ceiling-height upper cabinets, a raised eating bar, pantry, and coffee bar area. The open-concept dining room has an updated ceiling fan light, it overlooks into the living area, creating an inviting space for entertaining. Additionally, there's a convenient half bath on the main floor. Step outside to your private fenced patio, perfect for enjoying summer evening barbecues. The lower level offers a generous storage/laundry area and access to the double attached garage. Located just minutes away from shopping, transit, hospitals, schools, and with easy access to Deerfoot and Stoney Trails, this home combines convenience with comfort. Plus, enjoy the added benefit of low condo fees covering yard maintenance, snow removal, and annual window cleaning. Recent upgrades include Zebra window coverings throughout and a newer washer and dryer, new fridge in the kitchen and second fridge in basement new hot water tank, upgraded lighting throughout. Book your viewing today!