

# \$404,900 - 3022 New Brighton Gardens Se, Calgary

MLS® #A2254358

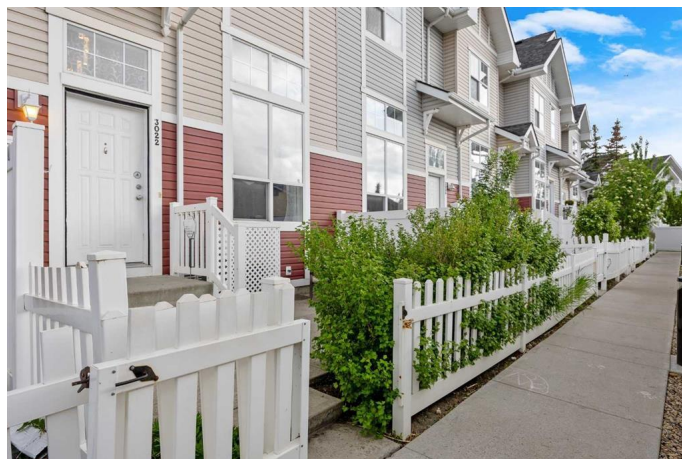
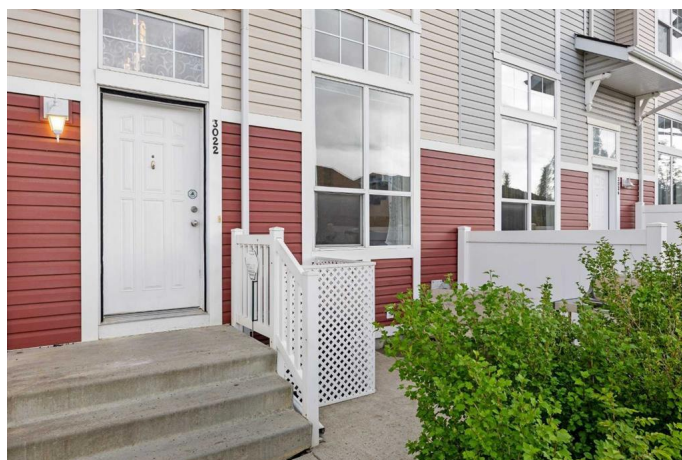
**\$404,900**

2 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

**PRICED TO SELL!** Welcome to your ideal starter home! This delightful residence seamlessly combines convenience, comfort, and contemporary living, making it perfect for first-time buyers and investors alike. Situated in a lively community, this home boasts a prime location close to all type of school such as New Brighton Elementary, Dr. Martha Cohen Junior High, and JCS High School. With easy access to South Health Campus Hospital and Calgary Transit bus routes to downtown, commuting is a breeze. Shopping and dining options are just around the corner, with McKenzie Towne and the Shopping Plaza on 130th Ave within easy reach. Upon entering, you'll be greeted by freshly painted walls and soaring 13 ft ceilings in the living room area. The spacious living room, filled with natural light from expansive windows, features dimmable LED lighting and an elegant chandelier, fostering a warm and inviting environment. The generous dining room is ideal for entertaining family and friends, while the bright eat-in kitchen boasts a movable island, stylish laminate flooring, stainless steel appliances, a granite countertop, and a RAW filter system. On the upper level, two master bedrooms await, each equipped with their own 3 & 4-piece ensuite bathrooms and walk-in closets, ensuring both privacy and comfort. Additional highlights include a two-car garage, sparing you the winter scraping hassle, and a condo board-approved air conditioning system. The



lower level provides a convenient washer and dryer setup, along with ample space for a workout area, hobby room, or extra storage. Don't miss this incredible opportunity to own a home that beautifully marries modern amenities with a sought-after location, all while enjoying low condo fees.

Built in 2006

**Essential Information**

MLS® #	A2254358
Price	\$404,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

**Community Information**

Address	3022 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A5

**Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Guest
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Garden, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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