

\$429,900 - 3222 New Brighton Gardens Se, Calgary

MLS® #A2200845

\$429,900

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

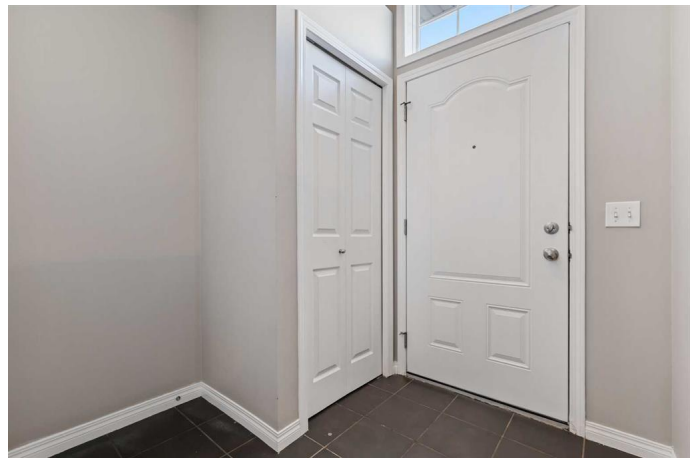
Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space.

Step inside to a bright living and dining area, perfect for entertaining. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze. A convenient powder room completes the main floor. Upstairs, youâ€™™ll find two spacious primary suites, each with its own private 4-piece ensuite â€“ perfect for families, roommates, or guests! A flex space on the upper level offers additional versatility, whether you need a home office or cozy reading nook.

The double attached garage provides secure parking and extra storage, while the laundry/utility room offers added convenience. Unbeatable Location: Walking distance to New Brighton Community Centre & parks/trais; Close to excellent CBE and CCSD schools; Short walk to McKenzie Towne Transit Terminal; Minutes from McKenzie Towne High Street, shopping, dining & amenities

With its prime location, modern layout, and low-maintenance lifestyle, this home is perfect for first-time homebuyers, downsizers, or investors looking for an excellent opportunity.

Donâ€™™t miss out â€“ book your showing today!



Built in 2007

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2200845 |
| Price | \$429,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,243 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 3222 New Brighton Gardens Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 0A7 |

Amenities

| | |
|----------------|---|
| Amenities | Other, Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Garage Door Opener, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating | Central, High Efficiency, Forced Air, Humidity Control, Natural Gas |
| Cooling | None |

| | |
|--------------|---------------------|
| # of Stories | 2 |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Other, Private Entrance, Private Yard |
| Lot Description | Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 21 |
| Zoning | M-1 |
| HOA Fees | 267 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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