

# **\$415,000 - 3222 New Brighton Gardens Se, Calgary**

MLS® #A2217759

**\$415,000**

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, you'll find two spacious primary suites, each with its own private 4-piece ensuite – 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;

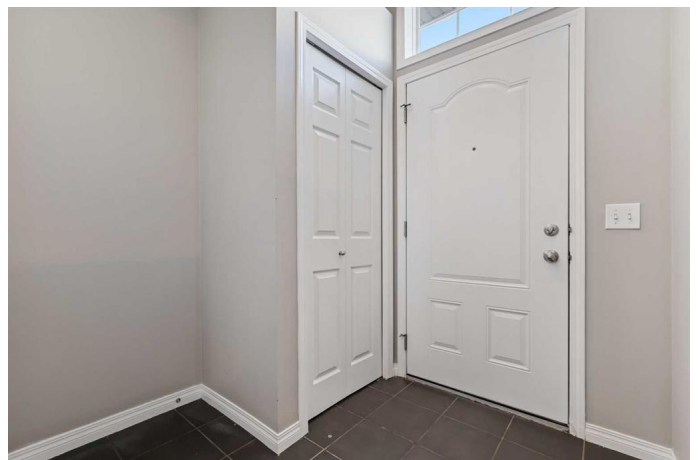
Close to excellent CBE and CCSD schools;

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.

Don't miss out – book your showing today!



Built in 2007

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217759      |
| Price          | \$415,000     |
| 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), Range Hood, Refrigerator, Washer                                                                                                                                |
| Heating           | High Efficiency, Forced Air, Natural Gas, Central, Humidity Control                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                                                  |

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

## 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    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | M-1           |
| HOA Fees       | 267           |
| HOA Fees Freq. | ANN           |

## Listing Details

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

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