

# \$409,000 - 3262 New Brighton Gardens Se, Calgary

MLS® #A2223436

**\$409,000**

2 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

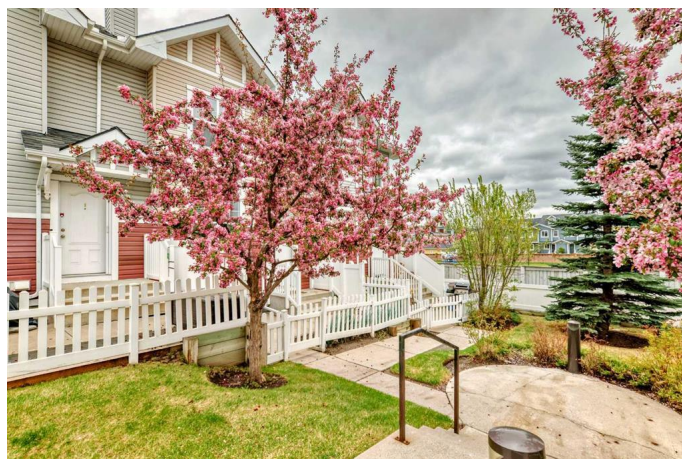
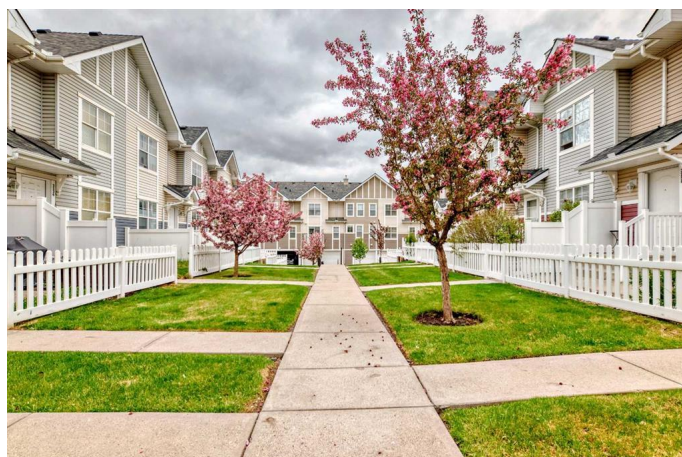
New Brighton, Calgary, Alberta

Welcome home to a beautifully appointed 2-bedroom, 2.5-bathroom townhome offering a perfect blend of comfort, functionality, and location. Designed with modern living in mind, this home features two spacious primary bedrooms, each with its own private ensuite, making it ideal for professionals, small families, or roommates. The main living area boasts granite countertops in both the kitchen and bathrooms, creating a sleek and durable finish throughout. Enjoy the convenience of a double attached garage with alley access, along with a recently replaced washer and dryer for added peace of mind. Step outside and you'll find yourself just a short walk to McKenzie Towne, where all your shopping, dining, and service needs are met. Nearby parks and green spaces offer the perfect setting for outdoor enjoyment, and the complex is well-managed with a healthy reserve fund, ensuring long-term stability. This home combines low-maintenance living with unbeatable location!

Built in 2007

## Essential Information

MLS® #	A2223436
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3262 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J4

### Amenities

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

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Balcony, Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Many Trees, Paved
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	98
Zoning	M-1
HOA Fees	272
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.