

\$409,000 - 3096 New Brighton Gardens Se, Calgary

MLS® #A2251545

\$409,000

2 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.00 Acres

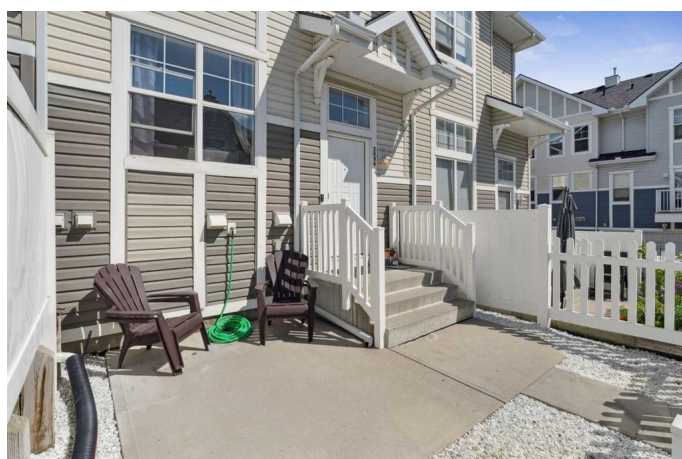
New Brighton, Calgary, Alberta

Welcome to this beautifully designed 2-storey townhome in the heart of New Brighton, where comfort, style, and convenience come together. Step inside and be greeted by a freshly painted bright and open main level featuring a modern kitchen with stainless steel appliances, perfect for cooking and entertaining. The adjoining dining area offers plenty of space for family meals, while the sun-soaked south-facing living room creates a warm and inviting atmosphere. A convenient 2-piece bathroom completes the main floor.

Upstairs, discover two generous bedrooms, each with its own private ensuite and walk-in closet – ideal for families, roommates, or hosting guests with comfort and privacy. The lower level provides practical storage, a dedicated laundry area, and direct access to the double attached garage, keeping life organized and convenient all year round. Water heater replaced(2024)

Step outside to enjoy a charming paved patio at the front, perfect for morning coffee or evening relaxation. Beyond your doorstep, the New Brighton Residents Association offers incredible lifestyle amenities including a clubhouse, two tennis courts, a beach volleyball court, basketball courts, splash park, playground, and even a hockey rink – there's something for every season.

Located in a family-friendly community, this



home is surrounded by excellent schools, shopping, dining, and all the conveniences you could need. Whether you’re looking for a first home, downsizing, or investing, this townhome checks all the boxes.

Experience the best of New Brighton living where community spirit meets everyday comfort.

Built in 2007

Essential Information

MLS® #	A2251545
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

Community Information

Address	3096 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A4

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear

of Garages 2

Interior

Interior Features High Ceilings, Laminate Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Private Entrance

Lot Description Level, Low Maintenance Landscape, Street Lighting, Paved

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025

Zoning M-1 d75

HOA Fees 272

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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