

\$449,900 - 326, 130 New Brighton Way Se, Calgary

MLS® #A2115030

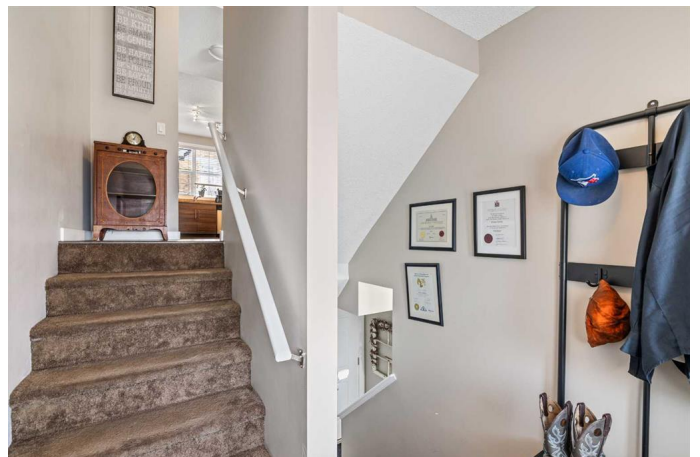
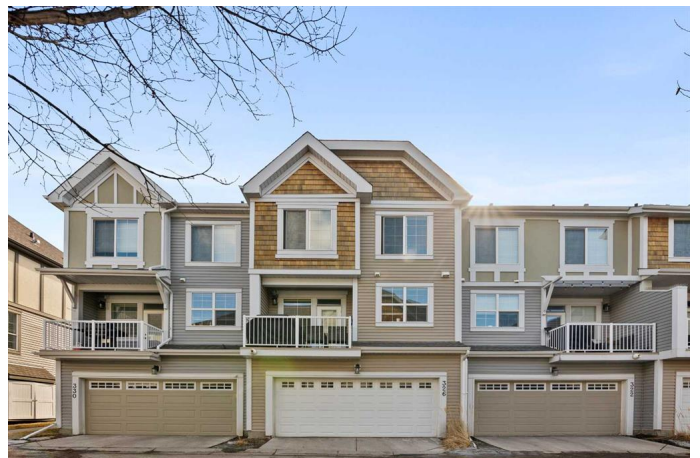
\$449,900

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Maintenance-free living awaits in this stylish 3 bedroom townhouse with a heated double attached garage and an outstanding location. The fantastic floor plan with an abundance of natural light promotes relaxation and exudes a casual elegance to all of your entertaining. The cook of the household will love this timeless kitchen boasting modern walnut cabinets, stainless steel appliances and a breakfast bar on the peninsula island to gather around. Adjacently the dining room hosts family meals and guests. Access to the balcony with a gas line makes summer barbeques a breeze. Unwind in the inviting living room with an oversized window bathing it in sunshine. A handy powder room completes this level. The bright and spacious upper level is home to 3 exceedingly large bedrooms including the primary retreat with a walk-in closet and private ensuite. Laundry and a 4-piece family bathroom are also conveniently located on this level. And there is still more versatile space in the sunshine filled finished basement where a large den is perfect for a home office, gym, playroom or extra gathering space. Located in a charming complex with beautiful courtyards and pergolas in the friendly, family-oriented community of New Brighton with a clubhouse, spray park, ice rink, volleyball, basketball and tennis courts. This phenomenal location is within walking distance to schools and numerous parks and the extensive pathways that wind throughout the neighborhood. Close proximity to 130th Avenue allows for easy



access to all the big box stores and oodles of restaurant options. Truly an unbeatable location for this well maintained, family home!

Built in 2012

Essential Information

MLS® #	A2115030
Price	\$449,900
Sold Price	\$499,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	326, 130 New Brighton Way Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1H6

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Breakfast Bar, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 27th, 2024
Days on Market	13
Zoning	M-1 d75
HOA Fees	252.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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