

\$485,000 - 530, 130 New Brighton Way Se, Calgary

MLS® #A2134535

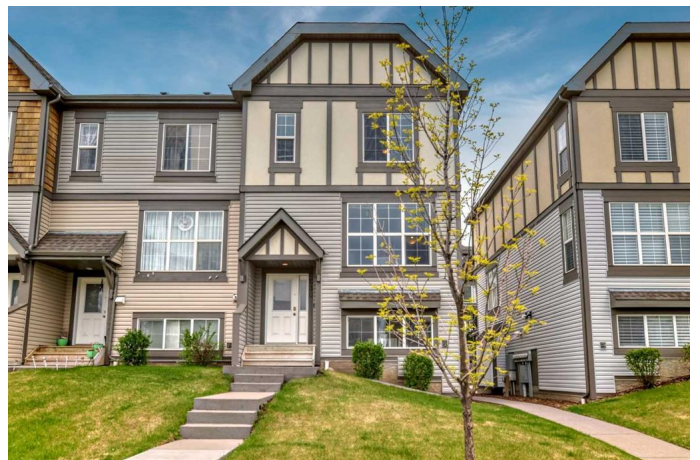
\$485,000

2 Bedroom, 3.00 Bathroom, 1,443 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this well-maintained CORNER Unit Townhome boasting 1700+sqft finished living space and a double attached garage in a sought-after neighbourhood of New Brighton. A beautiful and maintenance-free front yard leads up to the entrance. Upon entering the unit, a wide entrance comfortably accommodates a bench for guests' arrival. The open floor plan design and the 9-foot ceiling on the main level coordinate with the large window of the corner unit, bringing in abundant natural light all day long. The north-facing living room showcases the large windows of the corner units. The extra large dining room has enough space for a desk for a flex space. The executive kitchen is functionally and elegantly designed, including an easily maintained quartz countertop, a gas stove, and a kitchen cabinet with lots of storage space. The south-facing balcony is the perfect spot for growing your greens and grilling steaks on your BBQ. The second floor features two master bedrooms, each boasting a good-sized walk-in closet and a cozy 3-pcs bathroom. The laundry room is conveniently located on the second floor with extra storage space. And the sunshine-filled finished basement, where a spacious flex room is perfect for a home office, gym, playroom or extra gathering space. This family-friendly unit is located in a quiet cul-de-sac and within walking distance of school, shopping amenities and many parks. Also, New Brighton is a family-oriented community that features a



clubhouse, spray park, ice rink, volleyball, basketball, tennis courts, and numerous parks and extensive pathways that wind throughout the neighbourhood.

Built in 2012

Essential Information

MLS® #	A2134535
Price	\$485,000
Sold Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	530, 130 New Brighton Way Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1H5

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Track Lighting, Walk-In
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	Closet(s)
Appliances	Dryer, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 12th, 2024
Days on Market	21
Zoning	M-1 d75
HOA Fees	266.96
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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