

\$447,900 - 3046 New Brighton Gardens Se, Calgary

MLS® #A2137986

\$447,900

2 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

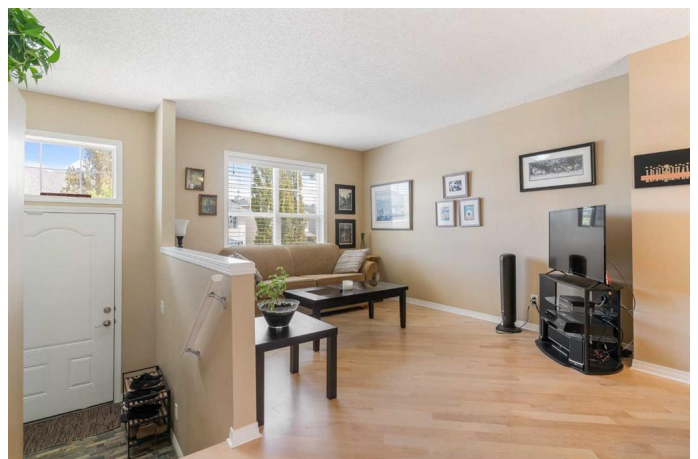
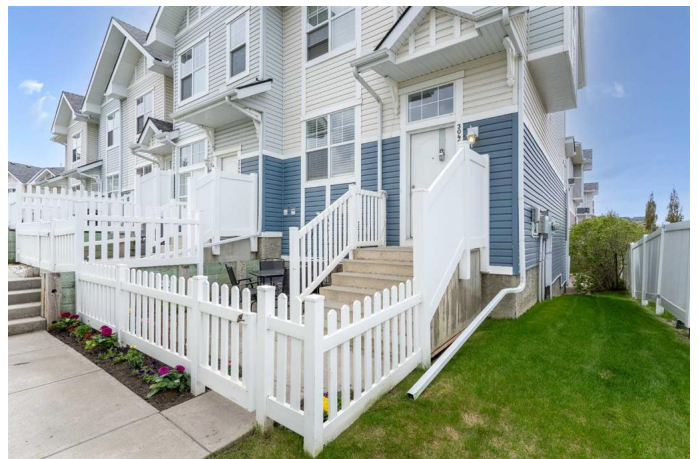
2 Storey END Unit and Pet Friendly Townhouse with Board Approval in the heart of New Brighton. Only 5-minute walk to New Brighton Residents Association with splash park, events for summer fun, facilities and community tool shed. This elegant home has refinished hardwood flooring and the main floor is open concept design that would be excellent place to entertain your family and friends. The kitchen has 4-stainless steel appliances, the fridge, stove and dishwasher are brand new. Upstairs there is a large master bedroom and 2nd bedroom which both have ensuite bathrooms. There is an Office/Den space in the hallway on 2nd floor with large windows and would be an excellent work from home area. The basement has storage space and laundry. The furnace has a new programable thermostat, humidifier and the hot water tank is from June 2021. Includes attached double garage, balcony for BBQing on those hot summer nights and a front patio with a beautiful garden. Professionally Managed Condominium and visitor parking. Close to shopping, schools, transit, New Brighton Athletic Park, 130 Ave Shopping District and so much more. Book your showing today!

Built in 2006

Essential Information

MLS® #

A2137986



Price	\$447,900
Sold Price	\$477,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3046 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A5

Amenities

Amenities	Snow Removal, Visitor Parking
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Guest, Paved

Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Lighting
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 17th, 2024
Days on Market	13
Zoning	M-1 d75
HOA Fees	266.96
HOA Fees Freq.	ANN

Listing Details

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.