

\$449,000 - 3240 New Brighton Gardens Se, Calgary

MLS® #A2143300

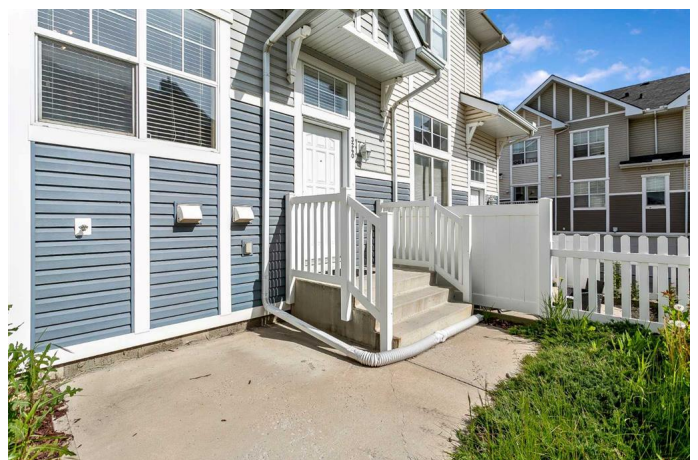
\$449,000

2 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Step into this lovely home where a charming townhouse awaits on a serene street in coveted New Brighton. This two-story residence makes its market debut with a warm welcome. The main floor beckons with an inviting open concept, showcasing pristine hardwood flooring throughout. The spacious living room is bathed in natural light pouring through large picture windows. A modern kitchen boasts a tiled backsplash, ample maple cabinetry, and black appliances, complemented by an adjacent eating bar. A well-sized dining room promises effortless entertaining, ideal for gatherings of any size. Completing this level is a convenient 2-piece bathroom. Ascend the stairs to discover the upper level, where dual master bedrooms await. Each master suite impresses with expansive walk-in closets and ensuite bathrooms, ensuring comfort and privacy. The lower level unfolds to reveal a generous basement space, perfect for laundry needs and additional storage. This well-managed townhouse complex offers the added convenience of low condo fees, sparing you from snow shovelling and lawn maintenance worries. An attached double garage, insulated and dry-walled, accommodates two vehicles comfortably. Embrace the community's natural beauty with scenic views and abundant green spaces. Residents enjoy access to a 20-acre central park and a picturesque 12-acre New Brighton pond. The community association enriches lifestyle with diverse activities and



amenities including a clubhouse, waterpark, skating rink, tennis courts, and beach volleyball. Nearby, discover top-rated schools, a library, and a shopping mall for everyday convenience. Experience the best of SE Calgary living with parks, playgrounds, and shops at your doorstep. Access to major thoroughfares such as Stoney Trail and Deerfoot Trail ensures effortless commuting, with Downtown Calgary just a short 20-minute drive away. Indulge in a lifestyle that seamlessly blends comfort, convenience, and community.

Built in 2007

Essential Information

MLS® #	A2143300
Price	\$449,000
Sold Price	\$446,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,214
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3240 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0Y1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 25th, 2024
Days on Market	35
Zoning	M-1 d75
HOA Fees	266.96
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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