

\$479,900 - 3074 New Brighton Gardens Se, Calgary

MLS® #A2145593

\$479,900

2 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

BEAUTIFULLY RENOVATED & UPDATED!

Welcome to The Mosaic in New Brighton in the heart of SE Calgary, Alberta! This PET FRIENDLY complex offers LOW CONDO FEES and the perfect blend of space, convenience, ideal for growing families or savvy investors. With 1222 square feet of living space, and rare but sought after FRONT KITCHEN this townhouse provides ample room for comfortable living and entertaining, with WIDE OPEN LIVING to the back. Enjoy the luxury of two master bedrooms, each with its own ensuite bathroom, offering privacy and convenience for families and guests alike. The front yard opens onto a lovely courtyard, perfect for BBQs or relaxation, and the sprinkler system helps keep your little garden and plants lush and green. Park with ease and store your belongings in the spacious double car garage, providing added security and convenience. Nestled in the family-friendly neighborhood of NEW BRIGHTON, this home is conveniently located close to top-rated schools, parks, playgrounds, shopping centers, Calgary transit! This community also has a variety of amenities, like a kids splash park, tennis courts, and community center, ensuring a vibrant and fulfilling lifestyle for residents of all ages. With Calgary's real estate market booming, this property presents an excellent INVESTMENT OPPORTUNITY, offering potential for rental income or future appreciation. Don't miss out on this rare opportunity to own a spacious townhouse in



one of Calgary's hottest markets!
RENOVATED, UPDATED, TURNKEY, and
READY FOR POSSESSION BEFORE THE
SCHOOL YEAR! Call your favorite REALTOR
TODAY to schedule your viewing!

Built in 2007

Essential Information

MLS® #	A2145593
Price	\$479,900
Sold Price	\$473,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3074 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A5

Amenities

Amenities	Clubhouse, Picnic Area, Playground, Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Insulated, Double Garage Attached, Garage Faces Rear

Interior

Interior Features	Open Floorplan, Walk-In Closet(s), Vinyl Windows, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Refrigerator, Microwave Hood Fan, Range
Heating	Forced Air, Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, None
Lot Description	Landscaped, Front Yard, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Post & Beam, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	September 28th, 2024
Days on Market	60
Zoning	M-1 d75
HOA Fees	259.09
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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