

\$409,000 - 3096 New Brighton Gardens Se, Calgary

MLS® #A2251545

\$409,000

2 Bedroom, 3.00 Bathroom, 1,211 sqft

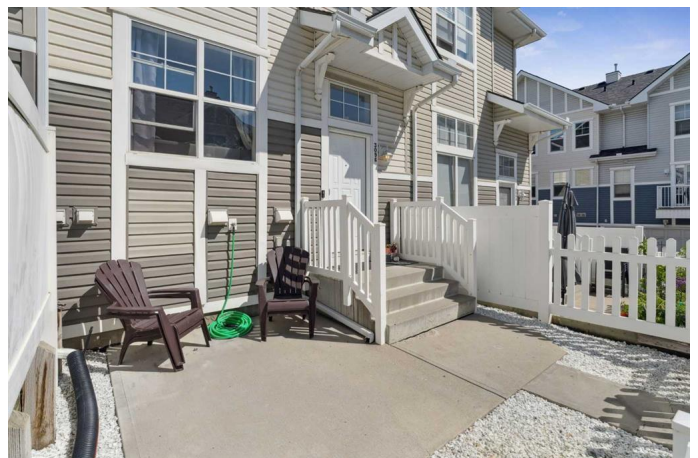
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

****Open House on Saturday, September 13, 1-3pm**** Welcome to this beautifully designed 2-storey townhome in the heart of New Brighton, where comfort, style, and convenience come together. Step inside and be greeted by a freshly painted bright and open main level featuring a modern kitchen with stainless steel appliances, perfect for cooking and entertaining. The adjoining dining area offers plenty of space for family meals, while the sun-soaked south-facing living room creates a warm and inviting atmosphere. A convenient 2-piece bathroom completes the main floor.

Upstairs, discover two generous bedrooms, each with its own private ensuite and walk-in closet – ideal for families, roommates, or hosting guests with comfort and privacy. The lower level provides practical storage, a dedicated laundry area, and direct access to the double attached garage, keeping life organized and convenient all year round. Water heater replaced(2024)

Step outside to enjoy a charming paved patio at the front, perfect for morning coffee or evening relaxation. Beyond your doorstep, the New Brighton Residents Association offers incredible lifestyle amenities including a clubhouse, two tennis courts, a beach volleyball court, basketball courts, splash park, playground, and even a hockey rink – there's something for every season.



Located in a family-friendly community, this home is surrounded by excellent schools, shopping, dining, and all the conveniences you could need. Whether you’re looking for a first home, downsizing, or investing, this townhome checks all the boxes.

Experience the best of New Brighton living where community spirit meets everyday comfort.

Built in 2007

Essential Information

MLS® #	A2251545
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

Community Information

Address	3096 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A4

Amenities

Amenities	Parking
Parking Spaces	2

Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	High Ceilings, Laminate Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Level, Low Maintenance Landscape, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	16
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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