

# \$424,900 - 3324 New Brighton Gardens Se, Calgary

MLS® #A2226430

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this ideally located, double garage, end unit in the sought after Mosaic complex of New Brighton, perfect for buyers seeking comfort and value under \$500,000!

This home is ideally positioned within the complex, offering convenient alley access to your double attached garage. The front of the home overlooks a beautiful greenspace, and as a corner unit, it benefits from abundant natural light streaming through extra side windows. Enjoy outdoor living with both a west-facing front patio and an east-facing balcony. Inside, you'll find a large, open living area perfect for entertaining and hosting dinners. The modern kitchen features plenty of storage, a large island, and a pantry, making meal preparation a breeze. The main floor also includes a convenient half bath for guests. Upstairs, discover not just one, but two primary suites, each complete with its own walk-in closet and ensuite bathroom. The upper level also features a flex space, ideal for use as a home office, reading nook, or additional storage. Downstairs, you'll find the laundry room, extra storage, and direct access to the garage. Live in one of Calgary's most vibrant communities! New Brighton offers easy access to amenities, schools, parks, and major roadways. Don't miss this fabulous home! Book your private showing today with your favourite agent.

Built in 2007



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226430      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,257         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3324 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0A2                      |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Visitor Parking   |
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer        |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplaces        | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 15             |
| Zoning         | M-1 d75        |
| HOA Fees       | 272            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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