

# \$394,900 - 3198 New Brighton Gardens Se, Calgary

MLS® #A2235894

**\$394,900**

2 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Twice As Nice! TWO Master Bedrooms, TWO Ensuite Baths, TWO Walk-In Closets & a DOUBLE Garage too! Stylish 2 Storey in convenient central location a short walk from Shopping, Schools & Area Amenities! Inviting Open Design - Generous GREAT Room with Laminate Flooring, Sophisticated Dining Nook, Large Kitchen with Modern Maple Cabinets, Black & Stainless Steel Appliances, & XTRA Counter Space & a Convenient Main Floor Powder room for Guests. Upper level features an open Computer Area & a Dual Master Bedroom Plan - both with Walk-In Closets & Ensuite Baths. Lower Level adds a Mud room area, Laundry, & lots of XTRA storage. There's a DOUBLE GARAGE & a fenced front yard with a Sunny SOUTH Patio & Space for your BBQ. Professionally Managed, PET-FRIENDLY Complex - ½ block to the Playground & Scenic Area Pathways - Minutes from the Splash Park, Shopping & Schools AND Quick Access to Stoney Trail, the New South Hospital, & the 52 St Park N Ride with DOWNTOWN EXPRESS Bus.

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2235894  |
| Price     | \$394,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3198 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0A7                      |

### Amenities

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

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Partial, Unfinished                                          |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Courtyard, Private Yard            |
| Lot Description   | Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 39             |
| Zoning         | M-1 d75        |
| HOA Fees       | 272            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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