\$409,000 - 3262 New Brighton Gardens Se, Calgary

MLS® #A2223436

\$409,000

2 Bedroom, 3.00 Bathroom, 1,220 sqft Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome home to a beautifully appointed 2-bedroom, 2.5-bathroom townhome offering a perfect blend of comfort, functionality, and location. Designed with modern living in mind, this home features two spacious primary bedrooms, each with its own private ensuite, making it ideal for professionals, small families, or roommates. The main living area boasts granite countertops in both the kitchen and bathrooms, creating a sleek and durable finish throughout. Enjoy the convenience of a double attached garage with alley access, along with a recently replaced washer and dryer for added peace of mind. Step outside and you'll find yourself just a short walk to McKenzie Towne, where all your shopping, dining, and service needs are met. Nearby parks and green spaces offer the perfect setting for outdoor enjoyment, and the complex is well-managed with a healthy reserve fund, ensuring long-term stability. This home combines low-maintenance living with unbeatable location!



Built in 2007

Essential Information

MLS® #	A2223436
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2007
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3262 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J4

Amenities

Amenities	Snow Removal, Visitor Parking, Clubhouse, Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry		
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings		
Heating	Forced Air, Natural Gas		
Cooling	None		
Has Basement	Yes		
Basement	Partial, Unfinished		

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance, Private Yard	
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Many Trees,	
	Paved	
Roof	Asphalt Shingle	
Construction	Concrete, Vinyl Siding, Wood Frame	
Foundation	Poured Concrete	

Additional Information

Date Listed	May 22nd, 2025
Days on Market	98
Zoning	M-1
HOA Fees	272
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

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