

\$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

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|-----------|-----------|
| 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 | 53 |
| Zoning | M-1 d75 |
| HOA Fees | 272 |
| HOA Fees Freq. | ANN |

Listing Details

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

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