

# \$399,900 - 3194 New Brighton Gardens Se, Calgary

MLS® #A2259922

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully maintained townhome offering both style and functionality. The spacious main floor showcases a massive living room with recently upgraded luxury vinyl plank flooring, seamlessly flowing into the open, modern kitchen. Featuring chic white cabinetry, new quartz countertops, stainless steel appliances, an eat-up island, and plenty of natural light, this space is perfect for entertaining or enjoying family time.

Upstairs, youâ€™ll find a versatile loft area ideal for a home office, along with two impressive master suites, each complete with its own private bath and generous closet space.

Step outside to a large patio that overlooks a charming courtyardâ€”perfect for morning coffee or evening relaxation. Additional highlights include a double attached garage, a brand-new washer/dryer set, and close proximity to shopping, restaurants, schools, parks, and public transit.

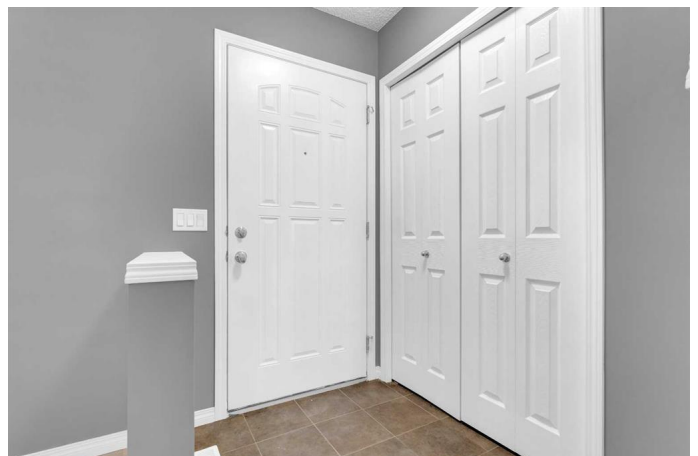
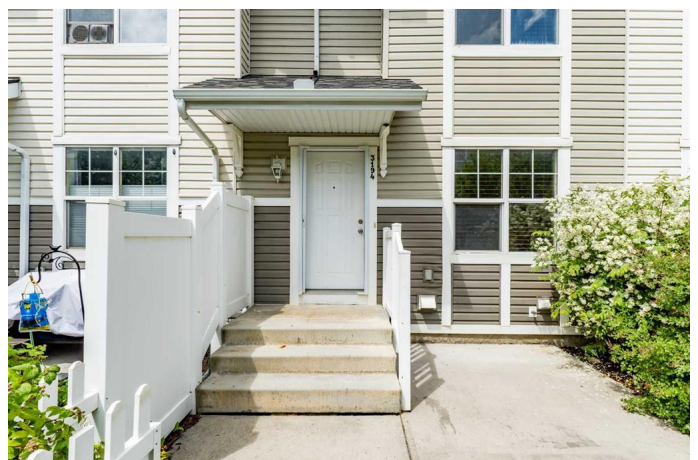
This home truly checks all the boxesâ€”donâ€™t miss your chance to see it!

Built in 2007

## Essential Information

MLS® # A2259922

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,226         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3194 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0Y1                      |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Partial, Unfinished                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 27                   |
| Zoning         | M-1 d75              |
| HOA Fees       | 272                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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