# \$399,900 - 3198 New Brighton Gardens Se, Calgary

MLS® #A2235894

# \$399,900

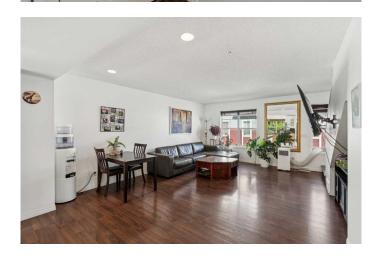
2 Bedroom, 3.00 Bathroom, 1,208 sqft Residential on 0.00 Acres

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 - Â1/2 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 \$399,900

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 Private Yard, Courtyard

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 25

Zoning M-1 d75

HOA Fees 272

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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