

\$397,900 - 3022 New Brighton Gardens Se, Calgary

MLS® #A2254358

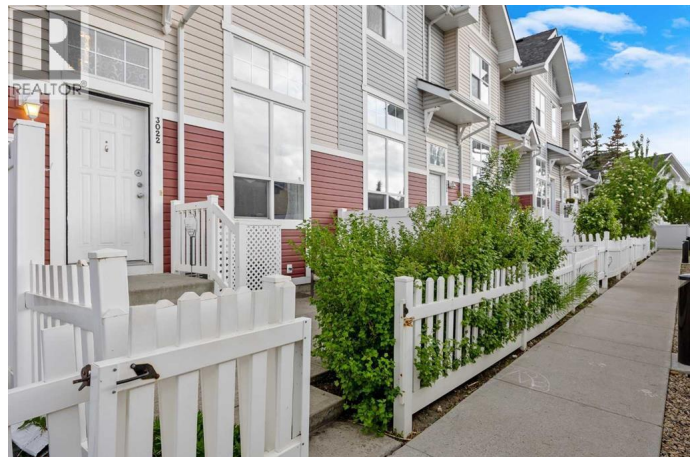
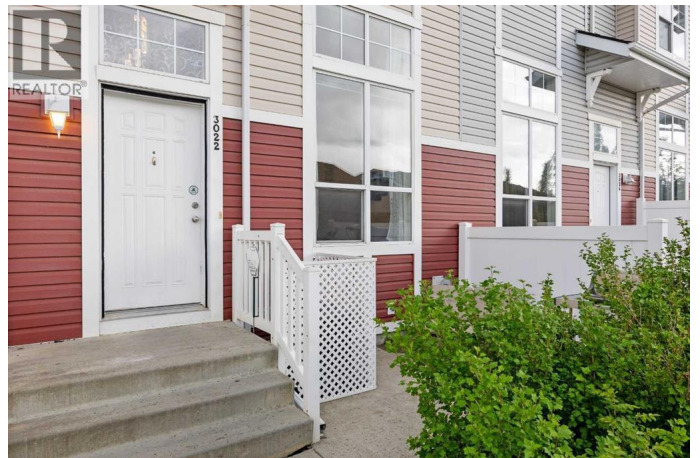
\$397,900

2 Bedroom, 3.00 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

New Brighton, Calgary, Alberta

PRICED TO SELL! Welcome to your ideal starter home! This delightful residence seamlessly combines convenience, comfort, and contemporary living, making it perfect for first-time buyers and investors alike. Situated in a lively community, this home boasts a prime location close to all type of school such as New Brighton Elementary, Dr. Martha Cohen Junior High, and JCS High School. With easy access to SouthHealth Campus Hospital and Calgary Transit bus routes to downtown, commuting is a breeze. Shopping and dining options are just around the corner, with McKenzie Towne and the Shopping Plaza on 130th Ave within easy reach. Upon entering, you'll be greeted by freshly painted walls and soaring 13 ft ceilings in the living room area. The spacious living room, filled with natural light from expansive windows, features dimmable LED lighting and an elegant chandelier, fostering a warm and inviting environment. The generous dining room is ideal for entertaining family and friends, while the bright eat-in kitchen boasts a movable island, stylish laminate flooring, stainless steel appliances, a granite countertop, and a RAW filter system. On the upper level, two master bedrooms await, each equipped with their own 3 & 4-piece ensuite bathrooms and walk-in closets, ensuring both privacy and comfort. Additional highlights include a two-car garage, sparing you the winter scraping hassle, and a condo board-approved air conditioning system. The



lower level provides a convenient washer and dryer setup, along with ample space for a workout area, hobby room, or extra storage. Don't miss this incredible opportunity to own a home that beautifully marries modern amenities with a sought-after location, all while enjoying low condo fees. (id:6289)

Built in 2006

Essential Information

Listing #	A2254358
Price	\$397,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Condominium/Strata
Style	3 Level

Community Information

Address	3022 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z0A5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Parking
Parking Spaces	2
Parking	Attached Garage, Visitor Parking
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo,
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	Humidifier, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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Listing information last updated on October 13th, 2025 at 3:01am PDT