

\$399,900 - 3174 New Brighton Gardens Se, Calgary

MLS® #A2256806

\$399,900

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

New Brighton, Calgary, Alberta

****2 PRIMARY BEDROOMS** with full ensuite bathrooms* ***Double Attached Garage***
Balcony & Fenced Patio ***Immediate possession*** *** Move-in ready!!*** You will be pleased to know that this home is Freshly painted, has New window blinds, New smoke/co detectors, the Furnace ducts & Carpets were just cleaned plus it is a No smoking & No Pets home! Perfectly Located just minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House, a short drive to the South Campus Hospital and easy access to Stoney Trail & Deerfoot Trails!The main floor is bright & open with an amply sized living room, a spacious kitchen with a Huge island & breakfast bar, a breakfast nook, plus there is a Â a Sunny SOUTH balcony conveniently located just off the kitchen. The main floor also has a conveniently located 2 piece bathroom. Be sure to make note of the front, fenced patio for your time outdoors or some garden planters and patio furniture. Upstairs you will find 2 Primary Bedrooms with full ensuite bathrooms, a flex area for an office, reading room??? and a good-sized storage cabinet. Downstairs is the laundry room, extra storage, and direct access to the Double, attached garage with shelving. This is PET-FRIENDLY Complex! The 12 month average Enmax Water, Gas & Electricity(July 2024 - June 2025 = \$233.36 (id:6289)



Built in 2007

Essential Information

Listing #	A2256806
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3174 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z0A7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stone
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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