

# \$415,000 - 3222 New Brighton Gardens Se, Calgary

MLS® #A2217759

**\$415,000**

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

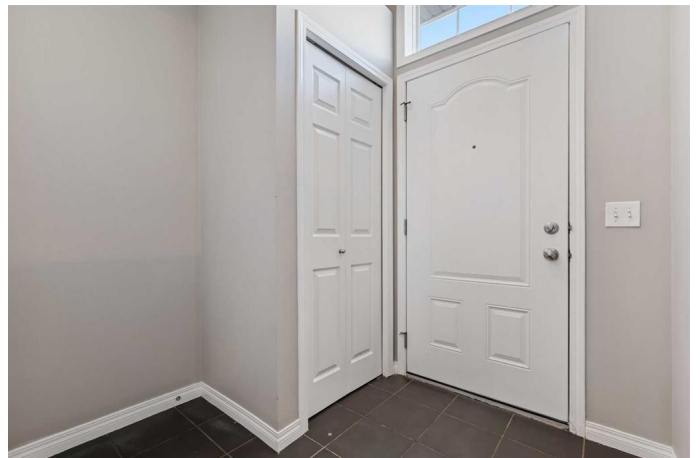
New Brighton, Calgary, Alberta

Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space.

Step inside to a bright living and dining area, perfect for entertaining. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze. A convenient powder room completes the main floor. Upstairs, youâ€™ll find two spacious primary suites, each with its own private 4-piece ensuite â€“ perfect for families, roommates, or guests! A flex space on the upper level offers additional versatility, whether you need a home office or cozy reading nook.

The double attached garage provides secure parking and extra storage, while the laundry/utility room offers added convenience. Unbeatable Location: Walking distance to New Brighton Community Centre & parks/trais; Close to excellent CBE and CCSD schools; Short walk to McKenzie Towne Transit Terminal; Minutes from McKenzie Towne High Street, shopping, dining & amenities. With its prime location, modern layout, and low-maintenance lifestyle, this home is perfect for first-time homebuyers, downsizers, or investors looking for an excellent opportunity.

Donâ€™t miss out â€“ book your showing today!



Built in 2007

## Essential Information

MLS® #	A2217759
Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	3222 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A7

## Amenities

Amenities	Other, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas, Central, Humidity Control
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Courtyard, Other, Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	7
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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