

# \$469,900 - 408, 130 New Brighton Way Se, Calgary

MLS® #A2221196

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

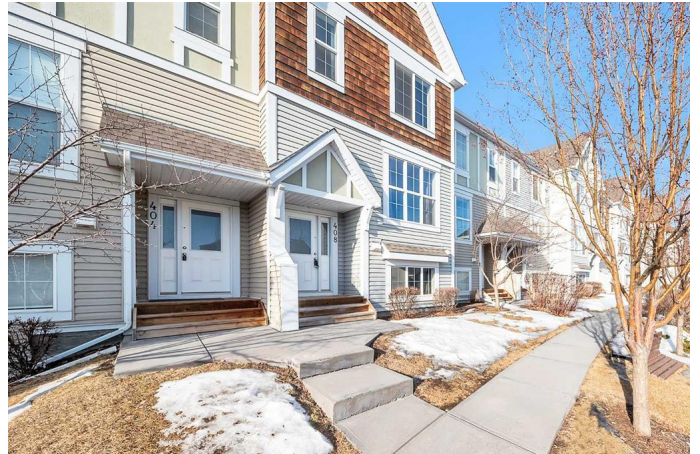
Welcome to Your Newly Renovated Home in New Brighton!

This bright and spacious 3-bedroom townhouse in the sought-after New Brighton community offers modern living with a double-attached garage, a fully finished basement, and stylish upgrades throughout. Step into this newly renovated home, featuring fresh paint, new carpet, and new lighting, including pot lights in the kitchen, for a bright and contemporary feel. The kitchen has been beautifully upgraded with new quartz countertops and a brand-new microwave-hood fan, complementing the modern cabinetry and stainless steel appliances. An oversized peninsula with breakfast seating, a built-in pantry, and ample storage makes this kitchen as functional as it is stylish.

The main floor also boasts a sunny south-facing living room, a dining area with balcony access, and a tucked-away powder room for added convenience.

Upstairs, the primary bedroom offers a walk-in closet with a window and a private ensuite with a tub. Two additional bedrooms share a 4-piece bathroom, and a convenient laundry area and extra storage complete the upper level.

The finished basement provides versatile space, perfect for a family room, home office, or hobby area. Additional storage and access to the garage can also be found on this level. Located within walking distance to schools, parks, and pathways, and just minutes from



shopping, transit, and major highways, this home offers the ideal balance of comfort and convenience. Plus, as part of the vibrant New Brighton community, youâ€™ll enjoy access to a clubhouse, playgrounds, and recreational courts.

With its thoughtful design, modern upgrades, and unbeatable location, this move-in-ready townhouse is the perfect place to call home.

Built in 2012

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221196          |
| Price          | \$469,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,332             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 3 Storey, Up/Down |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 408, 130 New Brighton Way Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 1H7                      |

**Amenities**

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking, Coin Laundry, Community Gardens |
| Parking Spaces | 2                                                                     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Quartz Counters, Storage                                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | See Remarks                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting, Courtyard      |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 8              |
| Zoning         | M-1            |
| HOA Fees       | 267            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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