

# \$485,900 - 408, 130 New Brighton Way Se, Calgary

MLS® #A2063349

**\$485,900**

3 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

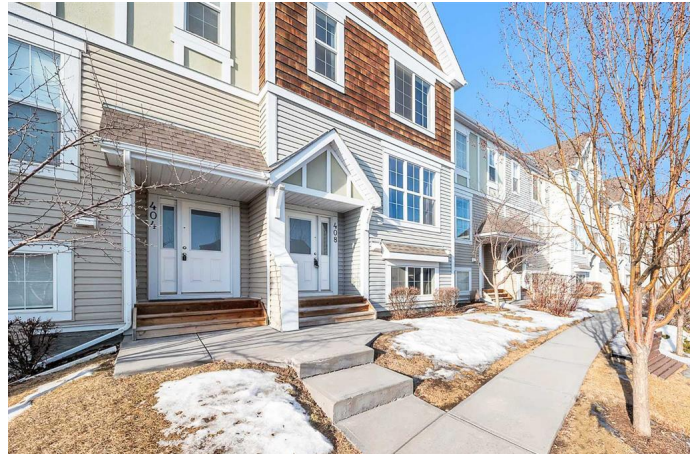
Welcome to Your Newly Renovated Home in New Brighton!

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® #	A2063349
Price	\$485,900
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	Coin Laundry, Community Gardens, Snow Removal, Trash, Visitor Parking
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	Courtyard, Lighting
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 5th, 2025
Days on Market	76
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.