

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

MLS® #A2256806

\$399,900

2 Bedroom, 3.00 Bathroom, 1,216 sqft
Residential 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 **À 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

Built in 2007



Essential Information

MLS® #	A2256806
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3174 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0H7

Amenities

Amenities	Visitor Parking
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	None, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Front Yard
Roof	None
Construction	Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	17
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.