

# \$429,900 - 3222 New Brighton Gardens Se, Calgary

MLS® #A2200845

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

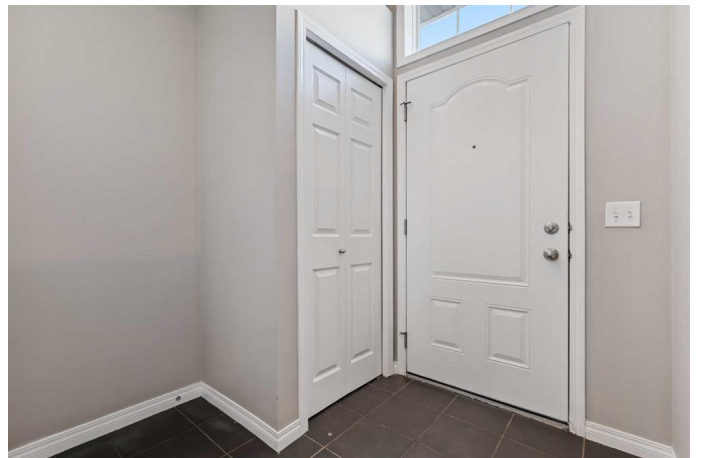
Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space.

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€œ 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€œ book your showing today!



Built in 2007

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200845      |
| Price          | \$429,900     |
| 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), Refrigerator, Washer  |
| Heating           | Central, High Efficiency, Forced Air, Humidity Control, Natural Gas   |
| Cooling           | None  |

|              |                     |
|--------------|---------------------|
| # of Stories | 2                   |
| Has Basement | Yes                 |
| Basement     | Unfinished, Partial |

### **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    | March 12th, 2025 |
| Days on Market | 23               |
| Zoning         | M-1              |
| HOA Fees       | 267              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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