

# \$419,900 - 3050 New Brighton Gardens Se, Calgary

MLS® #A2212858

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

END UNIT | QUIET EXPOSURE | DOUBLE GARAGE | Located in the awesome family community of New Brighton! This is definitely one of the best locations in the complex! End unit facing a private courtyard and siding onto an alleyway. Minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House! Cute little front yard with a white picket fence, and walk into an open airy plan with tons of natural light. The large living & dining rooms are open to the maple kitchen featuring black appliances & raised breakfast bar, wine storage racks & built-in china cabinet. Upstairs you will find double primary bedrooms each with full ensuites (and one with a walk-in closet!) The basement offers lots of storage with built-in shelving. Alley access for the double attached garage too! Enjoy the sunny west patio overlooking the courtyard plus a BBQ balcony off the living room. Come check this one out today!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2212858  |
| Price      | \$419,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,230         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3050 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0A5                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Storage                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Partial, Unfinished                                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Back Lane, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 129              |
| Zoning         | M-1              |
| HOA Fees       | 267              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.