

# \$394,900 - 3198 New Brighton Gardens Se, Calgary

MLS® #A2235894

## \$394,900

2 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

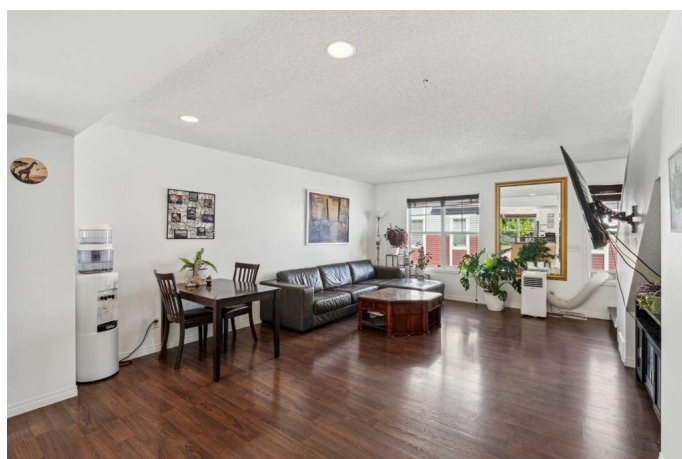
New Brighton, Calgary, Alberta

Twice As Nice! TWO Master Bedrooms, TWO Ensuite Baths, TWO Walk-In Closets & a DOUBLE Garage too! Stylish 2 Storey in convenient central location a short walk from Shopping, Schools & Area Amenities! Inviting Open Design - Generous GREAT Room with Laminate Flooring, Sophisticated Dining Nook, Large Kitchen with Modern Maple Cabinets, Black & Stainless Steel Appliances, & XTRA Counter Space & a Convenient Main Floor Powder room for Guests. Upper level features an open Computer Area & a Dual Master Bedroom Plan - both with Walk-In Closets & Ensuite Baths. Lower Level adds a Mud room area, Laundry, & lots of XTRA storage. There's a DOUBLE GARAGE & a fenced front yard with a Sunny SOUTH Patio & Space for your BBQ. Professionally Managed, PET-FRIENDLY Complex - ½ block to the Playground & Scenic Area Pathways - Minutes from the Splash Park, Shopping & Schools AND Quick Access to Stoney Trail, the New South Hospital, & the 52 St Park N' Ride with DOWNTOWN EXPRESS Bus.

Built in 2007

## Essential Information

MLS® #	A2235894
Price	\$394,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,208
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3198 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A7

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Cul-De-Sac, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	52
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.