

# \$479,900 - 318, 130 New Brighton Way Se, Calgary

MLS® #A2207650

**\$479,900**

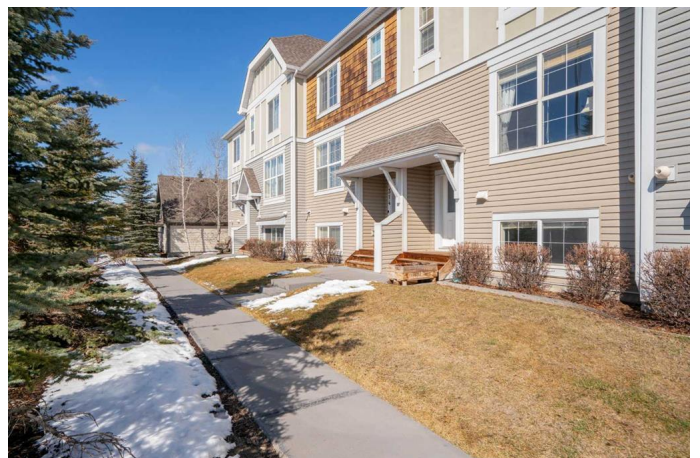
3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Step into this lovingly extremely well maintained 3-bedroom, 2 1/2-bathroom home in the sought-after community of New Brighton, where comfort, style, and warmth await. From the moment you enter, you'll feel the pride of ownership in every detail. This home offers a perfect blend of modern elegance and inviting, functional spaces—all at an exceptional price. The spacious eat-in kitchen, complete with a breakfast bar and ample counter space, seamlessly flows into the bright family room, creating an ideal setting for both quiet evenings and lively gatherings. The kitchen also boasts space for a large dining table, perfect for family meals and entertaining. Just off the kitchen, you'll find a private balcony—an ideal spot for enjoying your morning coffee or relaxing outdoors.

Upstairs, the primary bedroom is generously sized to accommodate a king-sized bed and is paired with a walk-in closet and a 4-piece ensuite bath—providing all the necessary comforts for your personal retreat. Two additional bedrooms offer flexibility for family, guests, or a home office, and another well-appointed 4-piece bathroom serves this level. A convenient second-floor laundry area adds to the home's practical, everyday comfort. The finished basement, featuring large windows, is flooded with natural light, offering additional living space. You'll also find plenty of storage throughout the home, ensuring everything has its place. The



double-attached garage offers both convenience and additional storage space.

The vibrant community of New Brighton offers a wealth of amenities, including a clubhouse with social functions and activities, a skating rink, splash park, ball courts, and much more. With easy access to schools, parks, shopping, and the clubhouse, youâ€™ll appreciate the convenience and lifestyle that comes with living here. Nearby playgrounds and walking paths offer endless opportunities to enjoy the outdoors. Offered at a wonderful price, this home is move-in ready and waiting for its next family to make lasting memories. Donâ€™t miss the opportunity to call this beautiful property your own!

Built in 2012

### **Essential Information**

MLS® #	A2207650
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	318, 130 New Brighton Way Se
Subdivision	New Brighton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 1H6

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	None
Lot Description	Landscaped, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	17
Zoning	Multi-Residential-Low Pro
HOA Fees	272
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
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