

# \$412,500 - 3262 New Brighton Gardens Se, Calgary

MLS® #A2223436

**\$412,500**

2 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

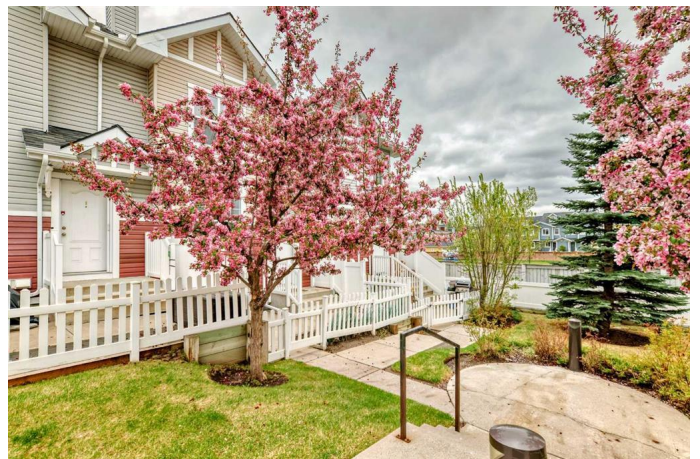
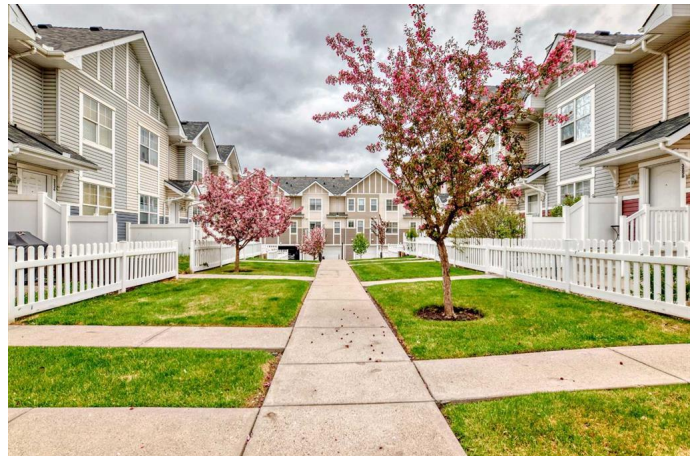
New Brighton, Calgary, Alberta

Welcome home to a beautifully appointed 2-bedroom, 2.5-bathroom townhome offering a perfect blend of comfort, functionality, and location. Designed with modern living in mind, this home features two spacious primary bedrooms, each with its own private ensuite, making it ideal for professionals, small families, or roommates. The main living area boasts granite countertops in both the kitchen and bathrooms, creating a sleek and durable finish throughout. Enjoy the convenience of a double attached garage with alley access, along with a recently replaced washer and dryer for added peace of mind. Step outside and you'll find yourself just a short walk to McKenzie Towne, where all your shopping, dining, and service needs are met. Nearby parks and green spaces offer the perfect setting for outdoor enjoyment, and the complex is well-managed with a healthy reserve fund, ensuring long-term stability. This home combines low-maintenance living with unbeatable location!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2223436  |
| Price      | \$412,500 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3262 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 4J4                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Other, Snow Removal, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached                          |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard, Private Entrance, Private Yard                  |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape, Many Trees, Paved |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 38             |
| Zoning         | M-1            |
| HOA Fees       | 272            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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