

# \$419,900 - 3324 New Brighton Gardens Se, Calgary

MLS® #A2226430

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,257 sqft

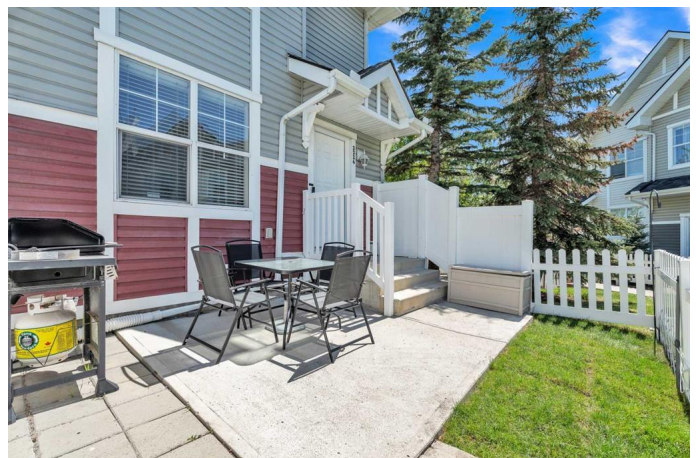
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

\*\*\*Open House 1-3PM Saturday June 21st \*\*\*

Welcome to this ideally located, double garage, end unit in the sought after Mosaic complex of New Brighton, perfect for buyers seeking comfort and value under \$500,000! This home is ideally positioned within the complex, offering convenient alley access to your double attached garage. The front of the home overlooks a beautiful greenspace, and as a corner unit, it benefits from abundant natural light streaming through extra side windows. Enjoy outdoor living with both a west-facing front patio and an east-facing balcony. Inside, you'll find a large, open living area perfect for entertaining and hosting dinners. The modern kitchen features plenty of storage, a large island, and a pantry, making meal preparation a breeze. The main floor also includes a convenient half bath for guests. Upstairs, discover not just one, but two primary suites, each complete with its own walk-in closet and ensuite bathroom. The upper level also features a flex space, ideal for use as a home office, reading nook, or additional storage. Downstairs, you'll find the laundry room, extra storage, and direct access to the garage. Live in one of Calgary's most vibrant communities—New Brighton offers easy access to amenities, schools, parks, and major roadways. Don't miss this fabulous home! Book your private showing today with your favourite agent.

Built in 2007



## Essential Information

MLS® #	A2226430
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	3324 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A2

## Amenities

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

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	29
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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