

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

MLS® #A2253414

\$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 Transit, 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, 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 with affordable condo fees & the PERFECT Location - ½ block to the Playground & Scenic Area, 9 minute walk to the Elementary School & Private Resident's Club with Tennis, Basketball, Volleyball, Skating & Splash Park, 10 minute walk to the 52 St Park Ride with DOWNTOWN EXPRESS Bus, a 13 Minute walk to Shopping & Restaurants PLUS Quick Access to Stoney Trail & the New South Hospital.

Built in 2007

Essential Information



MLS® #	A2253414
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	September 4th, 2025
Days on Market	3
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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