

\$415,000 - 3222 New Brighton Gardens Se, Calgary

MLS® #A2217759

\$415,000

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this charming end-unit townhouse in the well established and family-friendly New Brighton! This beautifully designed two-storey home offers an inviting open floor plan with 1,243 sq. ft. of thoughtfully designed living space, plus another 260 sqft of basement space.

Step inside to a bright living and dining area, perfect for entertaining. The modern kitchen boasts ample cabinetry and counter space, making meal prep a breeze. A convenient powder room completes the main floor.

Upstairs, you'll find two spacious primary suites, each with its own private 4-piece ensuite – perfect for families, roommates, or guests! A flex space on the upper level offers additional versatility, whether you need a home office or cozy reading nook.

The double attached garage provides secure parking and extra storage, while the laundry/utility room offers added convenience.

Unbeatable Location: Walking distance to New Brighton Community Centre & parks/trais;

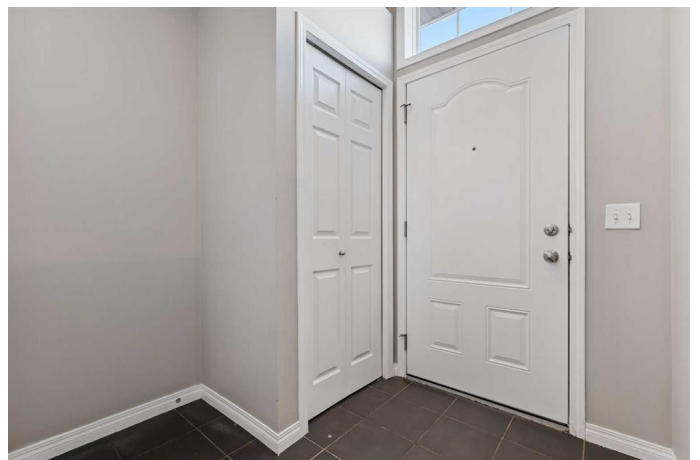
Close to excellent CBE and CCSD schools;

Short walk to McKenzie Towne Transit

Terminal; Minutes from McKenzie Towne High Street, shopping, dining & amenities

With its prime location, modern layout, and low-maintenance lifestyle, this home is perfect for first-time homebuyers, downsizers, or investors looking for an excellent opportunity.

Don't miss out – book your showing today!



Built in 2007

Essential Information

MLS® #	A2217759
Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3222 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A7

Amenities

Amenities	Other, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas, Central, Humidity Control
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Courtyard, Other, Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	42
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.