

# **\$379,000 - 136 New Brighton Point Se, Calgary**

MLS® #A2260559

**\$379,000**

2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.02 Acres

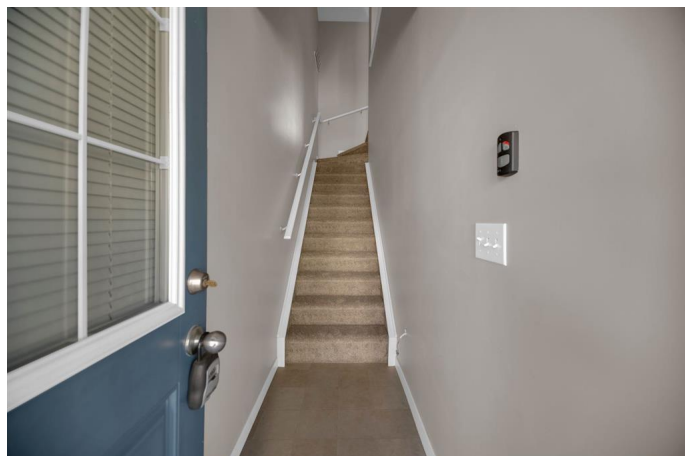
New Brighton, Calgary, Alberta

Welcome to 136 New Brighton Point, a lovely, move-in ready townhome in the community of New Brighton! This home has been professionally cleaned and new carpet installed throughout. The lower level serves as an entryway leading to the main floor living space. The bright and open concept main floor is welcoming, with a comfortable living room, eating area, and a large kitchen with ample counter and cabinet space. A half bath completes the main floor. From the kitchen, step on to the private deck with gas line for your BBQ. On the second level you will find 2 bedrooms each having a 4-pce ensuite! Ideal for a small family or roommates. For convenience, the stacked washer and dryer are located on the upper level! At the front there is access to the 2-car attached garage and carport, offering parking for two vehicles and plenty of storage. The utility room is in the garage. From the garage there is a walk-up to the ground level patio space.

The New Brighton Residents Association offers a multitude activities, events and rental facilities. The 2025/2026 Home Owners Association fee is \$271.69. This lovely community is close to parks, schools, shopping, and major roadways. See the virtual tour 3D tour and pictures.

Call your favourite Realtor today to view this lovely townhouse today.

Built in 2011



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260559      |
| Price          | \$379,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 136 New Brighton Point Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 1B7                   |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Single Garage Attached   |
| # of Garages   | 1                        |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters                                                                 |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Basement          | None                                                                                              |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Landscaped      |
| Roof            | Asphalt         |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 35                   |
| Zoning         | M-1                  |
| HOA Fees       | 272                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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