

# \$429,900 - 6 New Brighton Point Se, Calgary

MLS® #A2207833

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,253 sqft

Residential on 0.03 Acres

New Brighton, Calgary, Alberta

Step into 6 New Brighton Pointe SE, where modern living unfolds across a thoughtfully designed layout. The main floor features an open-concept kitchen with granite countertops, as well as dining and living areas, and a two-piece powder room, creating a spacious and inviting atmosphere that is ideal for both daily life and entertaining. A highlight is the bright balcony, accessible directly from the kitchen, perfect for enjoying morning coffee or evening sunsets. Head up to the upper level, you'll discover two generously sized primary bedrooms, each a private sanctuary featuring a 4-piece ensuite baths and a walk-in closets, ensuring comfort and convenience. Practical amenities include a double tandem garage and driveway for added convenience. Beyond the home's elegant interiors, the location is truly unbeatable. Adding to the appeal, this townhome backs onto green space, so no neighbours behind you, offering a tranquil outdoor escape and the best location within the complex. Enjoy the convenience of proximity to shopping centers, reliable transit options, and a diverse selection of Calgary's finest restaurants along 130th Avenue, enhancing your lifestyle with both comfort and convenience. Book your private showing today!

Built in 2011

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2207833      |
| Price          | \$429,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,253         |
| Acres          | 0.03          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6 New Brighton Point Se |
| Subdivision | New Brighton            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z1B9                  |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 3                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Basement          | None                                                                                                            |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |
| Roof            | Asphalt Shingle                                               |
| Construction    | Stone, Vinyl Siding                                           |
| Foundation      | Poured Concrete                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 44              |
| Zoning         | M-1             |
| HOA Fees       | 258             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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