

# \$499,900 - 170, 130 New Brighton Way Se, Calgary

MLS® #A2215862

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Step into this bright and spacious 3-bedroom townhouse in the heart of New Brighton, offering over 1,700 SqFt of developed living space where modern comfort meets family-friendly living. Perfectly designed for growing families or savvy professionals, this home offers a seamless blend of style and functionality. The open-concept main floor welcomes you with abundant natural light, highlighting a sleek kitchen with stainless steel appliances, quartz countertops, ample cabinetry, and a breakfast bar ideal for morning coffee or casual dinners. Flow effortlessly into the cozy living room, perfect for family movie nights, and step out to a private balcony for summer BBQs with a gas hookup. A convenient powder room completes this level. Upstairs, discover three generously sized bedrooms. The primary suite is your personal retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional bedrooms share a full bathroom, perfect for the kids! You'll also love the upstairs laundry tucked away at the top of the stairs. The lower level adds versatility and flexibility with a space that is perfect for a home office, gym area, or a space for guests. The double-attached garage keeps your vehicles warm and provides storage for all your gear. Nestled in the sought-after Mint complex with reasonable condo fees make this an exceptional value in New Brighton's family-oriented community, steps from playgrounds, the New Brighton Club's



splash park, and schools, this home is surrounded by amenities. With 130th Avenue's shops, dining, and transit just minutes away, convenience is just around the corner. Don't let this gem pass you by—call your favorite realtor today to book a private tour, it's a move you'll be glad you made!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2215862      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,426         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 170, 130 New Brighton Way Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 1H5                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vinyl Windows                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Corner Lot                |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 16               |
| Zoning         | M-1              |
| HOA Fees       | 272              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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