

# \$399,900 - 3174 New Brighton Gardens Se, Calgary

MLS® #A2256806

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

**\*\*2 PRIMARY BEDROOMS** with full ensuite bathrooms\* **\*Double Attached Garage\***  
**\*Balcony & Fenced Patio\*** **\*Immediate possession\*** **\* Move-in ready!!\*** You will be pleased to know that this home is Freshly painted, has New window blinds, New smoke/co detectors, the Furnace ducts & Carpets were just cleaned plus it is a No smoking & No Pets home! Perfectly Located just minutes from shopping, schools, restaurants, transportation & all the amenities offered at the New Brighton Club House, a short drive to the South Campus Hospital and easy access to Stoney Trail & Deerfoot Trails! The main floor is bright & open with an amply sized living room, a spacious kitchen with a Huge island & breakfast bar, a breakfast nook, plus there is a Â a Sunny SOUTH balcony conveniently located just off the kitchen. The main floor also has a conveniently located 2 piece bathroom. Be sure to make note of the front, fenced patio for your time outdoors or some garden planters and patio furniture. Upstairs you will find 2 Primary Bedrooms with full ensuite bathrooms, a flex area for an office, reading room??? and a good-sized storage cabinet. Downstairs is the laundry room, extra storage, and direct access to the Double, attached garage with shelving. This is PET-FRIENDLY Complex! The 12 month average Enmax Water, Gas & Electricity(July 2024 - June 2025 = \$233.36

Built in 2007



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256806      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,216         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3174 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0H7                      |

## Amenities

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

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | None, Partially Finished                                                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Front Yard      |
| Roof              | None            |
| Construction      | Concrete, Stone |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 19                   |
| Zoning         | M-1 d75              |
| HOA Fees       | 272                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.