

# \$399,900 - 3194 New Brighton Gardens Se, Calgary

MLS® #A2259922

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully maintained townhome offering both style and functionality. The spacious main floor showcases a massive living room with recently upgraded luxury vinyl plank flooring, seamlessly flowing into the open, modern kitchen. Featuring chic white cabinetry, new quartz countertops, stainless steel appliances, an eat-up island, and plenty of natural light, this space is perfect for entertaining or enjoying family time.

Upstairs, youâ€™ll find a versatile loft area ideal for a home office, along with two impressive master suites, each complete with its own private bath and generous closet space.

Step outside to a large patio that overlooks a charming courtyardâ€”perfect for morning coffee or evening relaxation. Additional highlights include a double attached garage, a brand-new washer/dryer set, and close proximity to shopping, restaurants, schools, parks, and public transit.

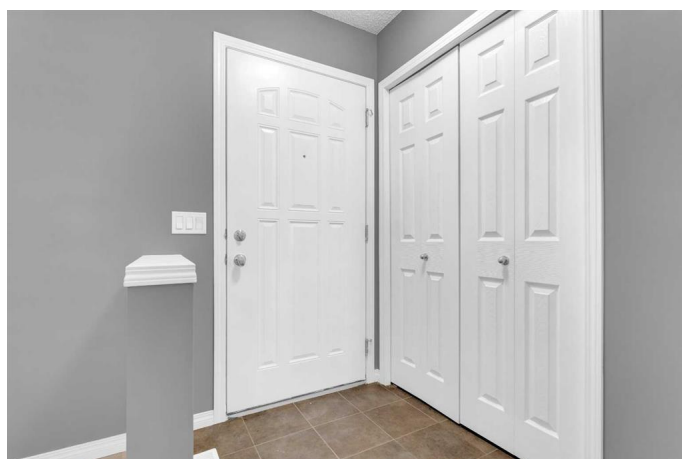
This home truly checks all the boxesâ€”donâ€™t miss your chance to see it!

Built in 2007

## Essential Information

MLS® # A2259922

Price \$399,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3194 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0Y1

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 25th, 2025
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Gold
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