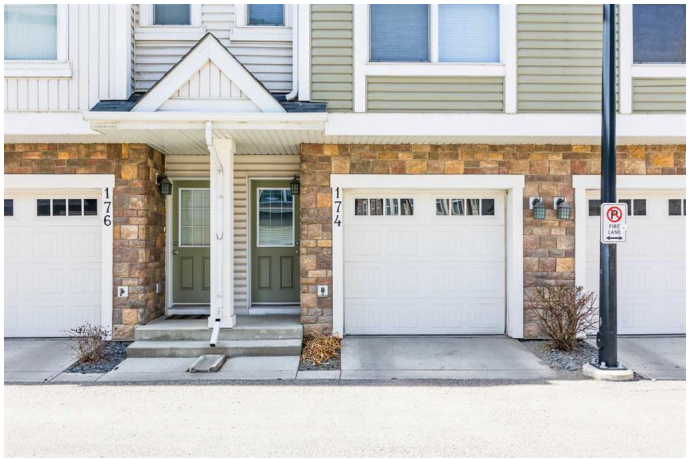
# $409,900 - 174 New Brighton Point Se, Calgary

MLS® #A2212761

**$409,900**
2 Bedroom, 3.00 Bathroom, 1,186 sqft
Residential on 0.02 Acres



New Brighton, Calgary, Alberta

Welcome Home! This freshly painted, well-kept 2-bedroom, 2.5-bathroom townhome offers over 1,100 square feet of comfortable living space and a recently updated furnace.

The open-concept main floor is bright and spaciousâ€”great for everyday living or hosting friends. Enjoy your morning coffee on the balcony or fire up the grill on the lower patio.

Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom. The primary bedroom also includes a walk-in closet. Other great features include upper-floor laundry, a 2-piece powder room on the main level, and a double tandem attached garage. Visitor parking is close by for added convenience.

Located in the heart of New Brighton, you're just steps from the Athletic Park and minutes to all the shopping and restaurants along 130th Ave.

Whether you're a first-time buyer, investor, or looking for a low-maintenance place to call home, this is a great opportunity in a vibrant community.

Built in 2011

## Essential Information

| | |
|---|---|
| MLS® # | A2212761 |

| | |
|---|---|
| Price | $409,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,186 |
| Acres | 0.02 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 174 New Brighton Point Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 1B7 |

**Amenities**

| | |
|---|---|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Tandem, Garage Door Opener |
| # of Garages | 2 |

**Interior**

| | |
|---|---|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating | Central |
| Cooling | Central Air |
| Basement | None |

**Exterior**

| | |
|---|---|
| Exterior Features | Balcony |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |

| | |
|---|---|
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | April 17th, 2025 |
| Days on Market | 60 |
| Zoning | M-1 |
| HOA Fees | 272 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | Century 21 Bravo Realty |

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