

# \$408,000 - 3174 New Brighton Gardens Se, Calgary

MLS® #A2256806

**\$408,000**

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          | \$408,000     |
| 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    | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Workshop |
| 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                                                                                             |
| # of Stories      | 44                                                                                                      |
| 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 | 1                    |
| Zoning         | M-1 d75              |
| HOA Fees       | 272                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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