

# \$394,800 - 3305 New Brighton Gardens Se, Calgary

MLS® #A2262183

**\$394,800**

2 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully maintained townhome located in a well-managed complex, offering a functional double master bedroom design and an open-concept main floor perfect for modern living.

The kitchen features a central island, tile backsplash, and built-in microwave hood fan, connecting seamlessly to the dining and living areas – an ideal layout for gatherings or relaxed evenings at home.

Upstairs, you™ll find two spacious master suites, each with a private ensuite, along with a versatile den area ideal for a home office. Neutral finishes and laminate flooring throughout the main level create a clean and timeless look.

This home also includes a double attached garage (19'™x17'™), extra storage space, and a convenient laundry sink. Step outside to enjoy your private fenced front patio, perfect for morning coffee, entertaining, or a small play space for pets.

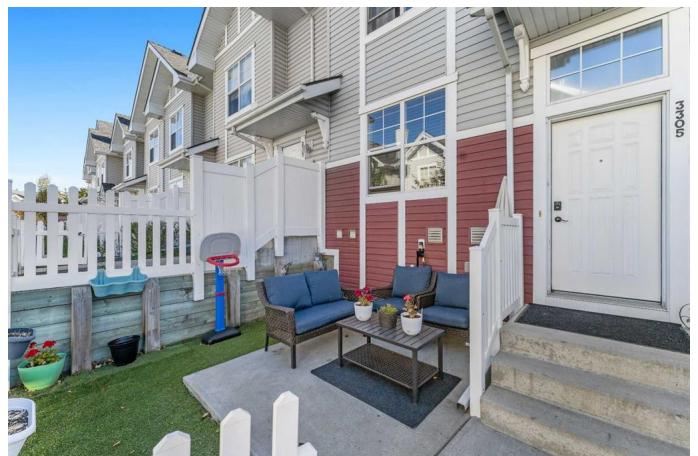
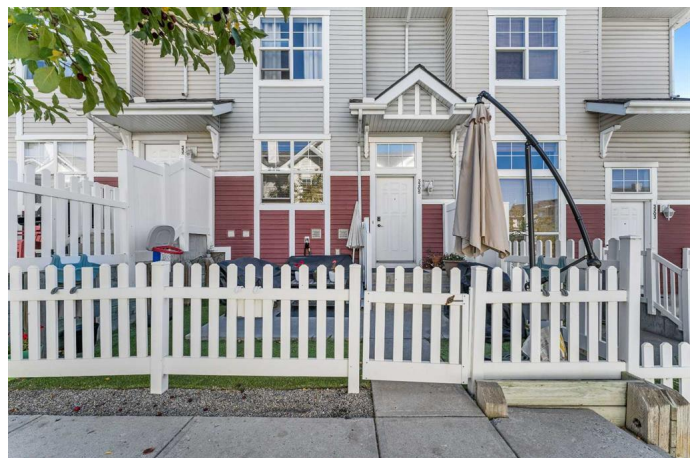
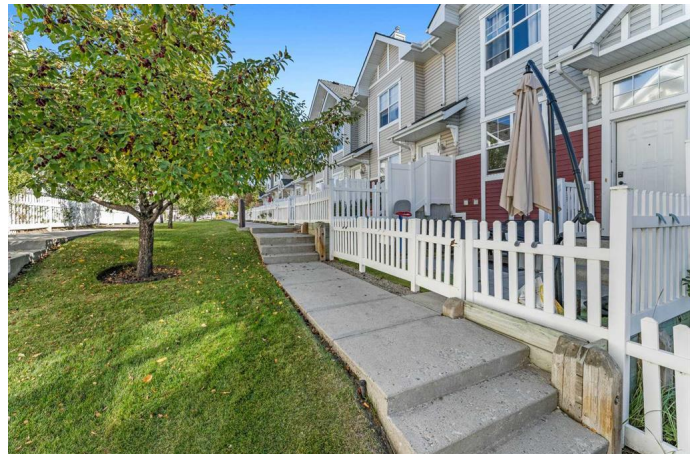
Located steps away from a school, bus stop with LRT connection, parks, and shopping – this home offers both comfort and convenience in one of the most desirable areas of the community.

Built in 2007

## Essential Information

MLS® #

A2262183



|                |               |
|----------------|---------------|
| Price          | \$394,800     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,229         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3305 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z0A2                       |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Clubhouse, Park, Playground, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2                                            |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Wired for Data                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Has Basement      | Yes                                                                                                   |
| Basement          | Unfinished, Partial                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Courtyard, Garden                                            |
| Lot Description   | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 13                |
| Zoning         | M-1 d75           |
| HOA Fees       | 272               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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