



GRASSROOTS
REALTY GROUP

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**3096 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2251545



\$409,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,211 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mounts

Welcome to this beautifully designed 2-storey townhome in the heart of New Brighton, where comfort, style, and convenience come together. Step inside and be greeted by a freshly painted bright and open main level featuring a modern kitchen with stainless steel appliances, perfect for cooking and entertaining. The adjoining dining area offers plenty of space for family meals, while the sun-soaked south-facing living room creates a warm and inviting atmosphere. A convenient 2-piece bathroom completes the main floor. Upstairs, discover two generous bedrooms, each with its own private ensuite and walk-in closet — ideal for families, roommates, or hosting guests with comfort and privacy. The lower level provides practical storage, a dedicated laundry area, and direct access to the double attached garage, keeping life organized and convenient all year round. Water heater replaced(2024) Step outside to enjoy a charming paved patio at the front, perfect for morning coffee or evening relaxation. Beyond your doorstep, the New Brighton Residents Association offers incredible lifestyle amenities including a clubhouse, two tennis courts, a beach volleyball court, basketball courts, splash park, playground, and even a hockey rink — there’s something for every season. Located in a family-friendly community, this home is surrounded by excellent schools, shopping, dining, and all the conveniences you could need. Whether you’re looking for a first home, downsizing, or investing, this townhome checks all the boxes. Experience the best of New Brighton living — where community spirit meets everyday comfort.