



GRASSROOTS
REALTY GROUP

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**386, 130 New Brighton Way SE
Calgary, Alberta**

MLS # A2284472



\$440,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,533 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 392

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: Door Bell Camera, Digital Thermostat, Wall mounted shelves, Tire Racks, Garage Shelving, Dining Table, Mirrors, Bar stools, Dresser in the closet main suite

Welcome to this beautifully maintained 3-level townhome located in the vibrant community of New Brighton. Offering 1,533 sq ft above grade plus an additional 330 sq ft in the developed lower level, this home combines thoughtful design, bright living spaces, and everyday functionality—ideal for families, professionals, or first-time buyers. The main level features an open-concept floor plan designed for both daily living and entertaining. The modern kitchen is finished with dark cabinetry, stainless steel appliances, ample counter space, and a functional island, flowing seamlessly into the dining area and spacious living room. Large windows flood the space with natural light, creating a warm and inviting atmosphere, while access to the private balcony extends your living space outdoors—perfect for morning coffee or summer evenings. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat complete with a 4-piece ensuite and excellent closet space. A full additional bathroom completes the upper level. The lower level offers a fourth bedroom, ideal for guests, a home office, or a flex space, along with direct access to the attached garage and added storage. This home includes 2.5 bathrooms, neutral finishes throughout, and a layout that maximizes both space and light. Located close to schools, shopping, restaurants, parks, and major commuting routes, this property offers outstanding convenience in one of Calgary’s most family-friendly communities. A fantastic opportunity to own a move-in-ready townhome in New Brighton.