



**147 New Brighton Walk SE
Calgary, Alberta**

MLS # A2295924



\$389,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,182 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Located in the vibrant and family-oriented community of New Brighton, you’re surrounded by parks, playgrounds, top-rated schools, scenic pathways, and convenient shopping, all just minutes away. This townhome is set up for day-to-day convenience—walking distance to schools of all levels, pathways, parks, ponds, playgrounds, medical offices and shopping. Quick access to Stoney Trail makes getting around the city simple. The community also offers added value with amenities, including tennis courts, a summer camp for kids, fitness/yoga studio space, a splash park, and an outdoor rink. The home has been well-maintained, with thoughtful upgrades throughout. These include a Central A/C unit with smart thermostat, August smart lock and video doorbell. The main floor features 9' ceilings and plenty of natural light. The open-concept layout connects the kitchen and living area, with full-height cabinetry, quartz countertops, stainless steel appliances, and a large island with extra storage. There’s also a convenient half bath on this level. Step out onto the back deck for coffee or easy BBQ access. Upstairs, the primary bedroom comfortably fits a king-sized bed and includes a 3-piece ensuite. Two additional bedrooms offer flexibility—ideal for kids' rooms, home offices or guest space. You’ll also find a full 4-piece bathroom and upper-level laundry. This home includes a tandem attached garage with extra length, driveway parking, nearby visitor stalls, and a paved rear alley for additional options. If you’re looking for a low-maintenance home in a well-connected community, this one checks the boxes.