



**3038 New Brighton Gardens SE  
Calgary, Alberta**

**MLS # A2305096**



**\$395,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton           |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,236 sq.ft.           | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Front Yard, Greenbelt  |               |                   |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 313  |
| <b>Basement:</b>   | Partial  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows |                   |         |

**Inclusions:** N/A

PRIME LOCATION !!! Nestled into a quiet and safe placement within the complex, this END UNIT townhome has been meticulously maintained over the years. The charming FENCED FRONT YARD welcomes you as you walk up to the entrance. Inside you will be greeted with expansive ceilings, natural light , and a warm sense of "home". The front living room provides plenty of space to nestle in and enjoy movie nights, while still having privacy from the large windows that face away from the complex. Up a few stairs to the main living area, you will be pleasantly surprised how much space the dining and kitchen has to offer. The well appointed kitchen has had some updates over the years including Fridge (2026) , microwave (2024) , dishwasher (2022) and stove (2021). PLUS the stunning built in cabinetry and workspace to complete the nook area. This is a true bonus you wont find in other units, and adds to the function of this floorplan. Plenty of cabinets and counterspace in this pristine kitchen will make meal times a breeze. The 2 piece bathroom is conveniently tucked away for privacy. The upper level boasts 2 LARGE PRIMARY SUITES, both with 4 piece ensuites and walk in closets !! Plenty of natural light graces this upper level with the addition of extra windows that come with being in an end unit. The upper flex space provides some built in storage, and an area for a home office, a work out space, or a small reading nook. Need storage? This home has an unfinished basement that is the perfect extra space for crafting , play space, hobby room , or just a large area to do your laundry. The DOUBLE ATTACHED GARAGE is icing on the cake. Its rare to find a perfect mixture of pride of ownership, living space, views from almost every window, a yard to garden or let the kids and pets play in , visitor parking right outside your door, and indoor

space to park 2 cars at this price!! New Brighton is widely considered one of Calgary's more family friendly neighborhoods with excellent recreation amenities including a splash park , outdoor hockey rink, tennis and pickleball courts, playgrounds, basketball courts and more! This is not just a home choice- its a perfect lifestyle adjustment! Book your appointment to view!