

**3305 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2285675



\$389,800

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Wired for Data		

Inclusions: None

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....Perfect for first-time buyers, young professionals, or investors seeking low-maintenance living in New Brighton. 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. With reasonable condo fees and strong community amenities, this home offers excellent value in today's market.