

\$394,800 - 3305 New Brighton Gardens Se, Calgary

MLS® #A2262183

\$394,800

2 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

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.

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.

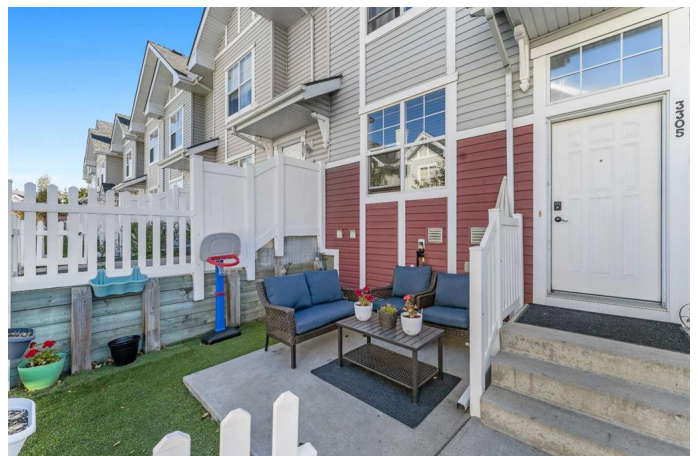
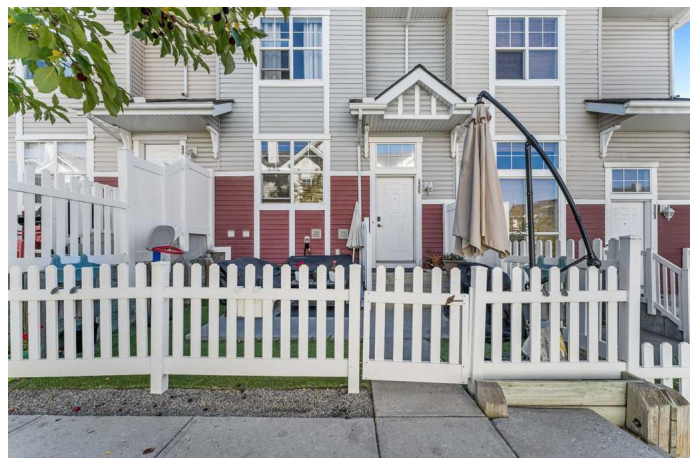
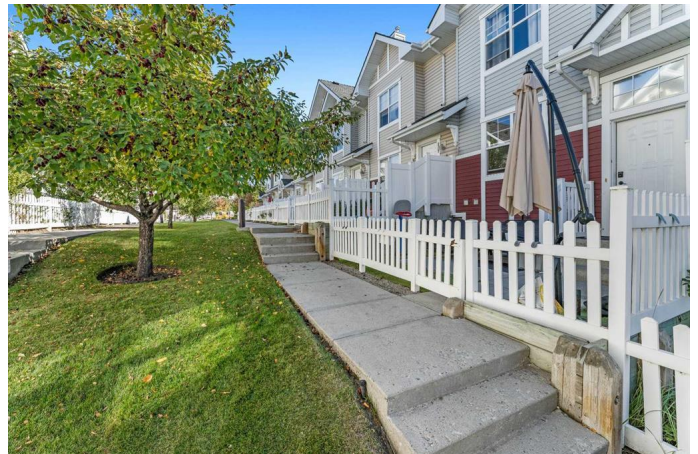
Located steps away from a school, bus stop with LRT connection, parks, and shopping – this home offers both comfort and convenience in one of the most desirable areas of the community.

Built in 2007

Essential Information

MLS® #

A2262183



Price	\$394,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3305 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0A2

Amenities

Amenities	Clubhouse, Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, Wired for Data
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Courtyard, Garden
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	23
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.