

\$499,900 - 170, 130 New Brighton Way Se, Calgary

MLS® #A2215862

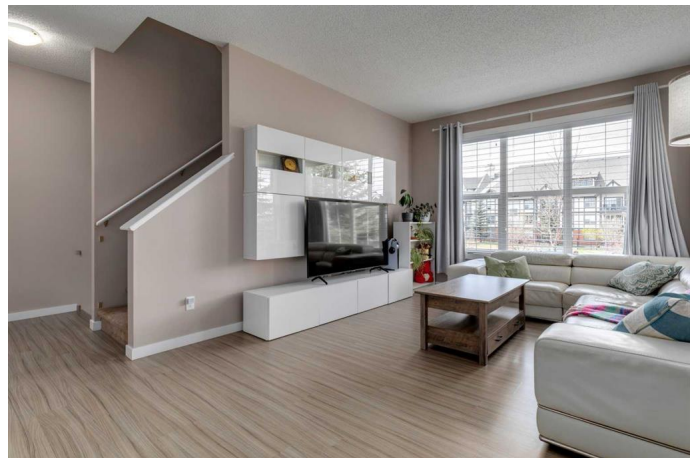
\$499,900

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Step into this bright and spacious 3-bedroom townhouse in the heart of New Brighton, offering over 1,700 SqFt of developed living space where modern comfort meets family-friendly living. Perfectly designed for growing families or savvy professionals, this home offers a seamless blend of style and functionality. The open-concept main floor welcomes you with abundant natural light, highlighting a sleek kitchen with stainless steel appliances, quartz countertops, ample cabinetry, and a breakfast bar ideal for morning coffee or casual dinners. Flow effortlessly into the cozy living room, perfect for family movie nights, and step out to a private balcony for summer BBQs with a gas hookup. A convenient powder room completes this level. Upstairs, discover three generously sized bedrooms. The primary suite is your personal retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional bedrooms share a full bathroom, perfect for the kids! You'll also love the upstairs laundry tucked away at the top of the stairs. The lower level adds versatility and flexibility with a space that is perfect for a home office, gym area, or a space for guests. The double-attached garage keeps your vehicles warm and provides storage for all your gear. Nestled in the sought-after Mint complex with reasonable condo fees make this an exceptional value in New Brighton's family-oriented community, steps from playgrounds, the New Brighton Club's



splash park, and schools, this home is surrounded by amenities. With 130th Avenueâ€™s shops, dining, and transit just minutes away, convenience is just around the corner. Donâ€™t let this gem pass you byâ€”call your favorite realtor today to book a private tour, itâ€™s a move youâ€™ll be glad you made!

Built in 2012

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2215862 |
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,426 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 170, 130 New Brighton Way Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 1H5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Central, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 16 |
| Zoning | M-1 |
| HOA Fees | 272 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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