

# \$384,900 - 45 New Brighton Gardens Se, Calgary

MLS® #A2243287

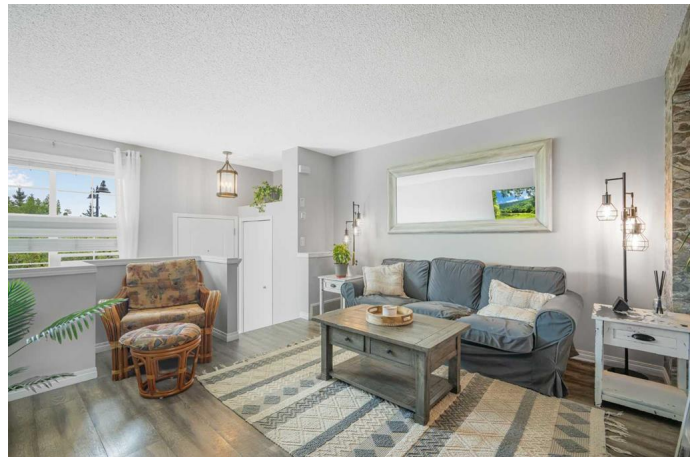
**\$384,900**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this impeccably updated 2-bedroom, 1.5-bathroom townhouse in the heart of vibrant New Brighton, perfectly positioned across from a serene park with playground! This move-in-ready gem showcases a bright, open-concept main level with stunning, high-quality luxury vinyl plank flooring, freshly painted walls, and all-new lighting and fixtures for a modern, welcoming feel. The gourmet kitchen is a chef's dream, featuring a brand-new smart tech oven, sleek modern appliances, a center island, and ample cabinetry with pantry, flowing seamlessly into a spacious living room bathed in natural light and a dining area for effortless entertaining. A convenient 2-piece bathroom completes the main floor. Upstairs, two generous bedrooms await, each with large windows, plenty of closet space and a large 4-piece bathroom. The upstairs in-suite laundry adds everyday convenience. The walkout level leads to a double attached tandem garage boasting abundant storage and extra lighting. Recently serviced furnace and hot water tank ensure peace of mind. Enjoy low condo fees that include reserve fund contributions, insurance, and more, in a pet-friendly complex with healthy financials. Steps from 130th Avenue's shops, restaurants (The Keg, Cactus Club), and entertainment, plus nearby schools, parks, and the New Brighton community center with its hockey rink, splash park, and summer camps, this home is ideal for families, first-time buyers,



or investors. With quick access to Deerfoot and Stoney Trails, commuting is a breeze. Don't miss this rare opportunity to own a fully renovated, turnkey townhouse in one of Calgary's most sought-after communities"book your private showing today! IMMEDIATE POSSESSIONN AVAILABLE!

Built in 2006

### Essential Information

MLS® #	A2243287
Price	\$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	909
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	45 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A4

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Built-in Features, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out

## Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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