

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

MLS® #A2215862

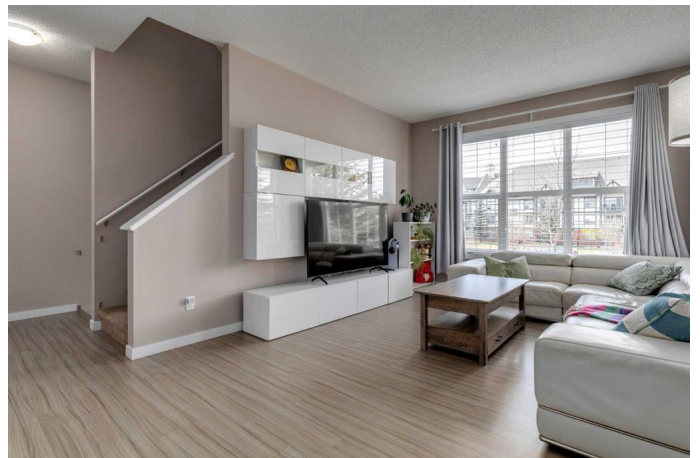
**\$499,900**

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	2
Zoning	M-1
HOA Fees	272
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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