# \$467,000 - 476, 130 New Brighton Way Se, Calgary

MLS® #A2219211

#### \$467,000

3 Bedroom, 3.00 Bathroom, 1,338 sqft Residential on 0.00 Acres

New Brighton, Calgary, Alberta

\*\*PRICE IMPROVED!!!\*\* Experience contemporary living in this move-in-ready 3-bedroom, 2.5-bathroom townhome, offering almost 1650 sq/ft of thoughtfully designed space in the heart of New Brighton. Perfect for families, professionals, or first-time buyers, this home combines modern upgrades with the charm of a family-friendly community. Enter through the heated, attached double-car garage to a tiled landing with multiple storage spaces, a utility room, and a versatile flex space ideal for a home office or gym. The main guest entrance leads to an open-concept main floor with east- and west-facing windows that flood the space with natural light, highlighting the upgraded hardwood floors. The spacious living room flows effortlessly into the dining area and sleek kitchen, featuring stainless steel appliances (including a new LG dishwasher and over-the-range LG microwave), quartz countertops, and ample storage. Step out to a private west-facing patio with a gas line, perfect for BBQs or relaxing. Upstairs, three well-appointed bedrooms await. The primary suite accommodates a king-size bed, boasting a walk-in closet and a luxurious 3pc ensuite with an upgraded ceramic shower. Two additional bedrooms are ideal for kids, guests, or a home office, complemented by a second full bathroom and convenient laundry. A clever cubby/storage nook on the landing adds practicality for families. Smart home features elevate the experience, including an Ecobee smart





thermostat, Ring doorbell camera, and Weiser smart Wi-Fi lock. Recent upgrades like new high-efficiency toilets and fresh paint throughout ensure this home is truly turnkey. Located in a well-managed, pet-friendly complex, this townhome is steps from schools, parks, playgrounds, and fields, with the New Brighton community centerâ€"a hub for splash parks, volleyball, and outdoor hockeyâ€"just a short drive away. High Street in McKenzie Towne offers shops, restaurants, and services nearby, making this location as convenient as it is vibrant. Don't miss this opportunity to own a stylish, upgraded home in one of Calgary's most sought-after communities. Book your showing today!

Built in 2012

## **Essential Information**

MLS® #	A2219211
Price	\$467,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	2012
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

#### **Community Information**

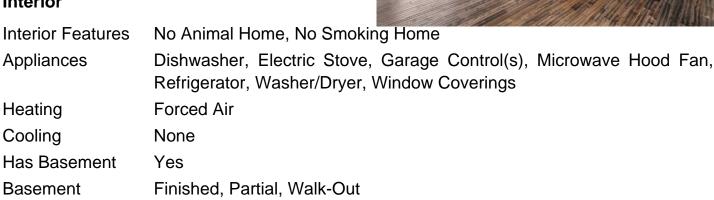
Address	476, 130 New Brighton Way Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 1H7

#### Amenities

Amenities	Snow Removal, Trash, Visito
Parking Spaces	2
Parking	Double Garage Attached, Ga
# of Garages	2

### Interior



## Exterior

Exterior Features	Balcony, Built-in Barbecue
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

May 8th, 2025
14
M-1
267
ANN

## **Listing Details**

Listing Office **RE/MAX** iRealty Innovations

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