

# \$429,999 - 76 New Brighton Point Se, Calgary

MLS® #A2239751

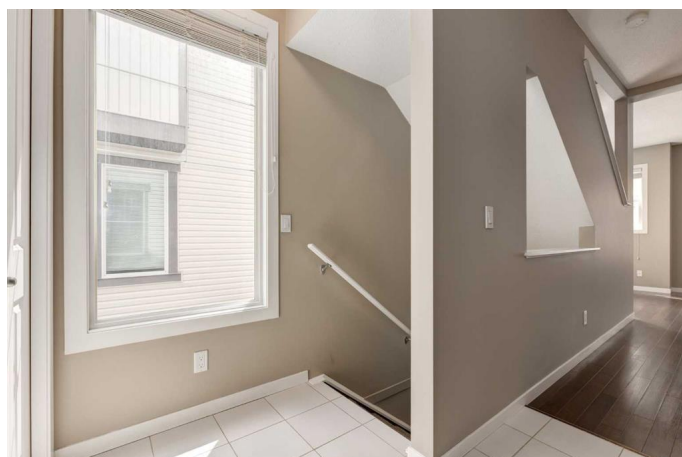
**\$429,999**

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.03 Acres

New Brighton, Calgary, Alberta

Priced to Sell! Rare 3-Bedroom End Unit with Low Condo Fees in New Brighton. Don't miss this rare opportunity to own a 3-bedroom, 2.5-bathroom end unit townhouse in a well-managed complex with low condo fees. This beautifully maintained home has been recently refreshed with new paint throughout and features contemporary light fixtures, making it truly move-in ready. Backing onto lush green space, this unit offers added privacy and tranquil views of trees, a ball diamond, soccer fields, and a skateboard park all just one block away from a children's playground. The main floor features 9' ceilings, a large kitchen with granite countertops, stainless steel appliances, and a breakfast bar. The bright and open living/dining area creates a perfect space for entertaining. Step out onto your private deck off the kitchen, complete with a gas hookup for your BBQ. Upstairs, you'll find three spacious bedrooms, a 4-piece main bathroom, and a convenient upstairs laundry area. The primary bedroom boasts a 3-piece en suite with a large walk-in shower and a walk-in closet with a bright window for natural light. This home also features a tandem double attached garage, a private rear patio, and central air conditioning for year-round comfort. The complex offers ample visitor parking and is conveniently located near major routes and a full range of amenities on 130th Avenue including Rona+, Home Depot, Canadian Tire, Safeway, Superstore, Walmart, banks,



restaurants, walk-in clinics, and more. Enjoy all the perks of New Brightonâ€™s vibrant community, including access to the clubhouse, outdoor rink, tennis courts, splash park, baseball diamond, and soccer pitches. This property truly offers an unbeatable combination of value, space, and location. Click the Virtual Tours for more details!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239751      |
| Price          | \$429,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.03          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 76 New Brighton Point Se |
| Subdivision | New Brighton             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 1B8                  |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                                                  |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                              |

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Tandem |
| # of Garages | 2                                                                                              |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                                      |
| # of Stories      | 3                                                                                                                                                |
| Basement          | None                                                                                                                                             |

## Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 9               |
| Zoning         | M-1             |
| HOA Fees       | 272             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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