

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

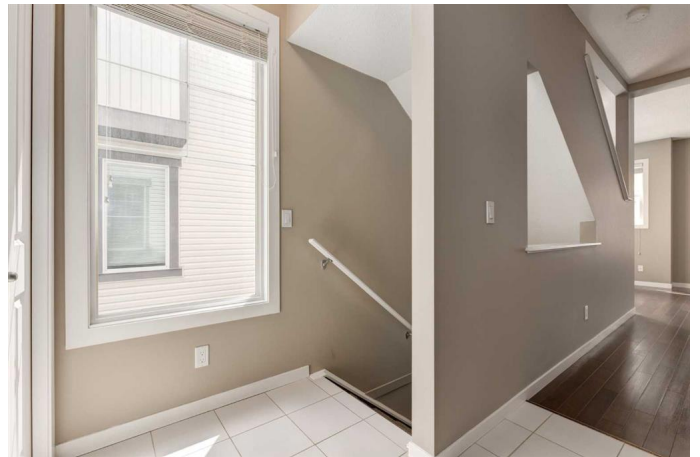
MLS® #A2239751

\$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 Brighton'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 Landscaped, Rectangular Lot, Street Lighting, Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market 18

Zoning M-1

HOA Fees 272

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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