

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

MLS® #A2243287

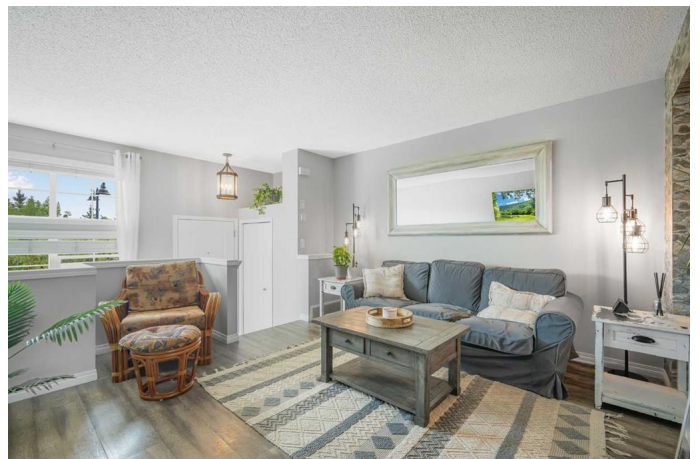
**\$384,900**

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 POSSESSION 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 | 8               |
| Zoning         | M-1 d75         |
| HOA Fees       | 272             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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