

# \$469,500 - 318, 130 New Brighton Way Se, Calgary

MLS® #A2207650

**\$469,500**

3 Bedroom, 3.00 Bathroom, 1,436 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

**\*\*OPEN HOUSE Sunday, May 4th -- Noon-2pm\*\*** Step into this lovingly extremely well maintained 3-bedroom, 2 1/2-bathroom home in the sought-after community of New Brighton, where comfort, style, and warmth await. From the moment you enter, you'll feel the pride of ownership in every detail. This home offers a perfect blend of modern elegance and inviting, functional spaces—all at an exceptional price. The spacious eat-in kitchen, complete with a breakfast bar and ample counter space, seamlessly flows into the bright family room, creating an ideal setting for both quiet evenings and lively gatherings. The kitchen also boasts room for a large dining table, perfect for family meals and entertaining. Just off the kitchen, you'll find a private balcony—an ideal spot for enjoying your morning coffee or relaxing outdoors.

Upstairs, the primary bedroom is generously sized to accommodate a king-sized bed and is paired with a walk-in closet and a 4-piece ensuite bath—providing all the necessary comforts for your personal retreat. Two additional bedrooms offer flexibility for family, guests, or a home office, and another well-appointed 4-piece bathroom serves this level. A convenient second-floor laundry area adds to the home's practical, everyday comfort. The finished basement, featuring large windows, is flooded with natural light, offering additional living space. You'll also find plenty of storage throughout the home,



ensuring everything has its place. The double-attached garage offers both convenience and additional storage space.

The vibrant community of New Brighton offers a wealth of amenities, including a clubhouse with social functions and activities, a skating rink, splash park, ball courts, and much more. With easy access to schools, parks, shopping, and the clubhouse, youâ€™ll appreciate the convenience and lifestyle that comes with living here. Nearby playgrounds and walking paths offer endless opportunities to enjoy the outdoors. Offered at a wonderful price, this home is move-in ready and waiting for its next family to make lasting memories. Donâ€™t miss the opportunity to call this beautiful property your own!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2207650      |
| Price          | \$469,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,436         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 318, 130 New Brighton Way Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 1H6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Storage                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Partial                                                                            |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Landscaped, Close to Clubhouse |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 4th, 2025           |
| Days on Market | 26                        |
| Zoning         | Multi-Residential-Low Pro |
| HOA Fees       | 272                       |
| HOA Fees Freq. | ANN                       |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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