

# \$455,000 - 476, 130 New Brighton Way Se, Calgary

MLS® #A2219211

**\$455,000**

3 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

**\*\*PRICE IMPROVED!!!\*\* OPEN HOUSE SAT JUNE 7TH 1030AM TO 1PM\*\*** 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 center—a hub for splash parks, volleyball, and outdoor hockey—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	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	2012
Type	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

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Partial, Walk-Out

## 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

Date Listed May 8th, 2025  
Days on Market 31  
Zoning M-1  
HOA Fees 267  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX iRealty Innovations

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