

# \$510,000 - 554, 130 New Brighton Way Se, Calgary

MLS® #A2205553

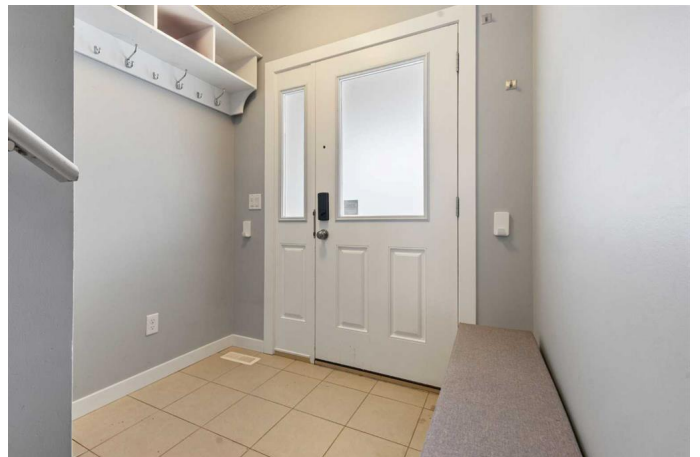
**\$510,000**

3 Bedroom, 3.00 Bathroom, 1,458 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Step into modern comfort and effortless style with this beautifully designed 3-bedroom townhome in the heart of New Brighton! Offering over 1,400 sqft of thoughtfully planned living space, this home is ideal for growing families and first-time buyers looking for both functionality and charm. The main floor flows seamlessly from the spacious living room to the dining area and into the modern chef's kitchen, featuring a large island, sleek granite countertops, and nearly new appliances (all under three years old!). Step out from your dining space onto a peaceful and private back deck—perfect for summer BBQs, morning coffees, or winding down after a long day. All three bedrooms are located on the top floor, including a serene primary suite with ample closet space and an ensuite bathroom. Downstairs, the flex space is ready for your personal touch—whether you envision a home gym, playroom, or office, the possibilities are endless! The Double attached HEATED garage means no more cold winter mornings and the unbeatable location—just minutes from schools, parks, shopping, dining, and transit, are just a few things to keep in mind when considering this house. This well-maintained home has been truly loved and cared for—and now, it's ready for you! Don't miss this incredible opportunity to own in one of Calgary's most sought-after communities.

Built in 2012



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205553      |
| Price          | \$510,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,458         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 554, 130 New Brighton Way Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z1H8                       |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Other, Fitness Center, Park, Recreation Facilities, Recreation Room, Trash |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home                     |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Oven |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Partial  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Front Yard, Landscaped, Street Lighting, Close to Clubhouse, Cul-De-Sac |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | M-1             |
| HOA Fees       | 272             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office          The Real Estate District

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