



**438, 130 New Brighton Way SE
Calgary, Alberta**

MLS # A2303569



\$434,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,389 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Beautifully updated, wonderfully bright, and tucked into one of the most desirable locations in New Brighton's Mint complex, this 4 bedroom, 2.5 bath corner townhome offers space, charm, and everyday comfort. The main floor is filled with natural light, thanks to large windows and the added benefit of extra side windows only a CORNER UNIT can offer. The cozy living room flows beautifully into a generous dining area, perfect for family dinners, friends, and gatherings. Just off the dining room, enjoy a covered balcony for morning coffee or evening unwinding. The gourmet kitchen features stainless steel appliances, granite countertops, an eating bar, and plenty of cabinet space. Upstairs, you'll find three bedrooms, including a bright corner primary retreat with a walk-in closet and ensuite, plus convenient upper-floor stacked laundry. The lower level offers a fourth bedroom or office, ideal for guests, work-from-home space, or added flexibility. Recent upgrades include a hot water tank in January 2024, luxury laminate flooring in April/May 2024, dishwasher in June 2024, fridge in July 2024, washer and dryer in July 2025, stove in 2025, and carpet in May 2026. Both the furnace and hot water tank have been professionally maintained and cleaned annually. Complete with an attached double garage and close to shopping, schools, pathways, cafes, recreation, community facilities, and major routes, this beautiful and whimsical home is move-in ready and full of light. Book your private showing today - don't delay.