



**151 New Brighton Walk SE  
Calgary, Alberta**

**MLS # A2308659**



**\$389,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Located in the desirable community of New Brighton, this well-maintained townhouse offers low condo fees, stylish finishes, and access to exceptional amenities. The main floor features a bright open-concept layout that is both functional and inviting. The kitchen is well-appointed with stainless steel appliances, quartz countertops, full-height rich cabinetry, and a large island with a breakfast bar. Modern grey laminate flooring throughout the main level adds a fresh look that complements the space beautifully. Just off the kitchen, the bright dining area offers direct access to the private deck, complete with a gas line for your BBQ. The living room flows seamlessly off the kitchen, creating a comfortable space to relax, while a convenient 2-piece powder room completes the main floor. Upstairs, you'll find a highly desirable dual primary layout featuring two large bedrooms, each with its own private ensuite—ideal for homeowners, guests, roommates, or small families looking for extra comfort and privacy. The upper level is thoughtfully designed to maximize functionality, and the convenient upstairs laundry makes day-to-day living even easier. The oversized single attached garage provides plenty of room for parking, storage, bikes, and outdoor gear. Added peace of mind comes with major mechanical updates, including a new furnace installed in 2025 and a hot water tank replaced in 2022. Living in New Brighton means enjoying access to a year-round recreational facility, tennis courts, pickleball courts, beach volleyball, basketball courts, a splash park, playground, hockey rink, and beautifully maintained community spaces. Move-in ready and packed with value, this home offers the perfect combination of comfort, convenience, and community living.