



GRASSROOTS
REALTY GROUP

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124, 130 New Brighton Way SE
Calgary, Alberta

MLS # A2328407



\$439,999

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Guest, Insulated, Off Street		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: n/a

Welcome to this beautifully updated end-unit townhouse in the highly sought-after community of New Brighton, offering 1,649 square feet of stylish and functional living space. Freshly painted and thoughtfully upgraded throughout, this move-in-ready home combines modern finishes with an open-concept layout designed for comfortable everyday living. The bright main floor is filled with natural light from the abundance of windows and features durable laminate flooring throughout. The spacious living room flows seamlessly into the gourmet kitchen, showcasing stainless steel appliances, granite countertops, sleek cabinetry, and a generous amount of prep and storage space. The adjoining dining area opens onto a private balcony, creating the perfect setting to enjoy your morning coffee or relax at the end of the day. The upper level offers three spacious bedrooms, including a generous primary suite complete with a walk-in closet and a private 4-piece ensuite. A second full bathroom and the convenience of upper-floor laundry complete this level. On the lower level, a versatile flex room enclosed by stylish barn doors adds character while providing endless possibilities. Whether used as a fourth bedroom, home office, fitness room, media room, or playroom, this space adapts to your lifestyle. An attached double garage offers secure parking and additional storage. Located in one of Calgary's most desirable southeast communities, New Brighton offers exceptional access with walking distance to schools, parks, playgrounds, walking paths, shopping, restaurants, public transit, and a wide range of everyday amenities. This beautifully maintained home delivers the perfect combination of style, functionality, and location, making it an outstanding opportunity for families, professionals, and first-time buyers alike.

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