

# \$420,000 - 174 New Brighton Point Se, Calgary

MLS® #A2212761

**\$420,000**

2 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

Welcome Home to this bright and spacious 2-bedroom, 2.5-bathroom townhome with over 1100 SQFT of luxurious living space. This well-maintained unit features an open-concept main floor that is perfect for modern living. Enjoy your morning coffee on the balcony or grill on the lower patio.

Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite bathroom, including a primary suite with a walk-in closet. Additional features include upstairs laundry, a 2-piece powder room, and a double tandem attached garage. Visitor parking is conveniently located nearby, making this home ideal for families and professionals.

Located in the vibrant community of New Brighton, you are just steps away from New Brighton Athletic Park and close to shops along 130th Ave.

\*\*\* Please note that the property is currently tenant-occupied, with a lease that is set to expire on March 31, 2025. This presents an excellent investment opportunity or a chance to secure a future home. Donâ€™t miss the opportunity to be part of this lively community.

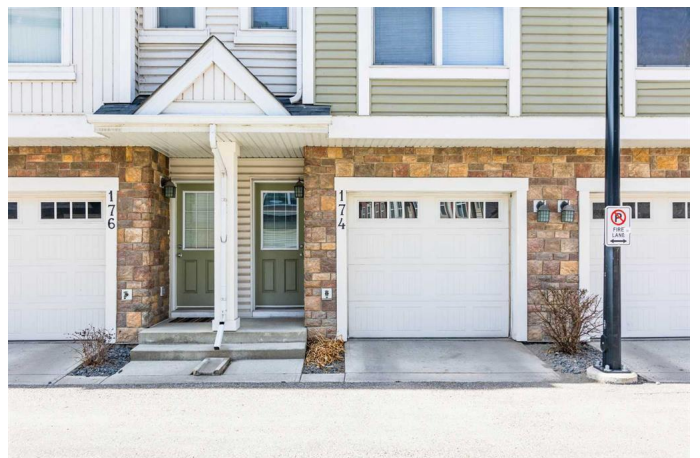
Built in 2011

## Essential Information

MLS® # A2212761

Price \$420,000

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	174 New Brighton Point Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1B7

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Tandem
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Central
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	272
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.