

**476, 130 New Brighton Way SE
Calgary, Alberta**

MLS # A2219211



\$455,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,338 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

****PRICE IMPROVED!!!** OPEN HOUSE SAT JUNE 7TH 1030AM TO 1PM**** Experience contemporary living in this move-in-ready 3-bedroom, 2.5-bathroom townhome, offering almost 1650 sq/ft of thoughtfully designed space in the heart of New Brighton. Perfect for families, professionals, or first-time buyers, this home combines modern upgrades with the charm of a family-friendly community. Enter through the heated, attached double-car garage to a tiled landing with multiple storage spaces, a utility room, and a versatile flex space ideal for a home office or gym. The main guest entrance leads to an open-concept main floor with east- and west-facing windows that flood the space with natural light, highlighting the upgraded hardwood floors. The spacious living room flows effortlessly into the dining area and sleek kitchen, featuring stainless steel appliances (including a new LG dishwasher and over-the-range LG microwave), quartz countertops, and ample storage. Step out to a private west-facing patio with a gas line, perfect for BBQs or relaxing. Upstairs, three well-appointed bedrooms await. The primary suite accommodates a king-size bed, boasting a walk-in closet and a luxurious 3pc ensuite with an upgraded ceramic shower. Two additional bedrooms are ideal for kids, guests, or a home office, complemented by a second full bathroom and convenient laundry. A clever cubby/storage nook on the landing adds practicality for families. Smart home features elevate the experience, including an Ecobee smart thermostat, Ring doorbell camera, and Weiser smart Wi-Fi lock. Recent upgrades like new high-efficiency toilets and fresh paint throughout ensure this home is truly turnkey. Located in a well-managed, pet-friendly complex, this townhome is steps from schools, parks, playgrounds, and fields, with the New Brighton community center—a hub for splash parks,

volleyball, and outdoor hockey—just a short drive away. High Street in McKenzie Towne offers shops, restaurants, and services nearby, making this location as convenient as it is vibrant. Don’t miss this opportunity to own a stylish, upgraded home in one of Calgary’s most sought-after communities. Book your showing today!