

# \$409,900 - 174 New Brighton Point Se, Calgary

MLS® #A2212761

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

Welcome Home! This freshly painted, well-kept 2-bedroom, 2.5-bathroom townhome offers over 1,100 square feet of comfortable living space and a recently updated furnace.

The open-concept main floor is bright and spaciousâ€”great for everyday living or hosting friends. Enjoy your morning coffee on the balcony or fire up the grill on the lower patio.

Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom. The primary bedroom also includes a walk-in closet. Other great features include upper-floor laundry, a 2-piece powder room on the main level, and a double tandem attached garage. Visitor parking is close by for added convenience.

Located in the heart of New Brighton, you're just steps from the Athletic Park and minutes to all the shopping and restaurants along 130th Ave.

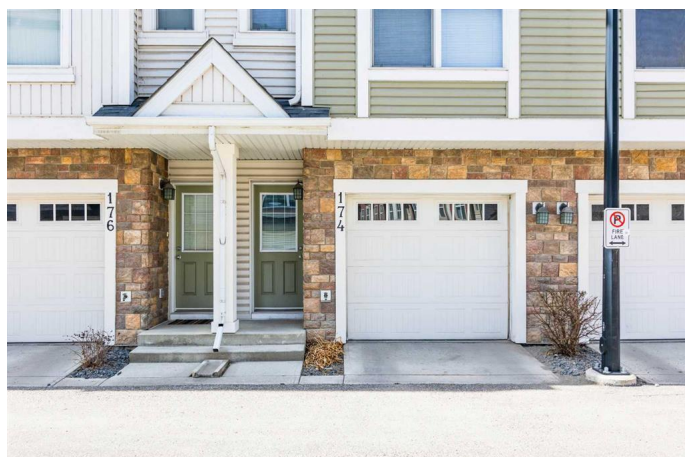
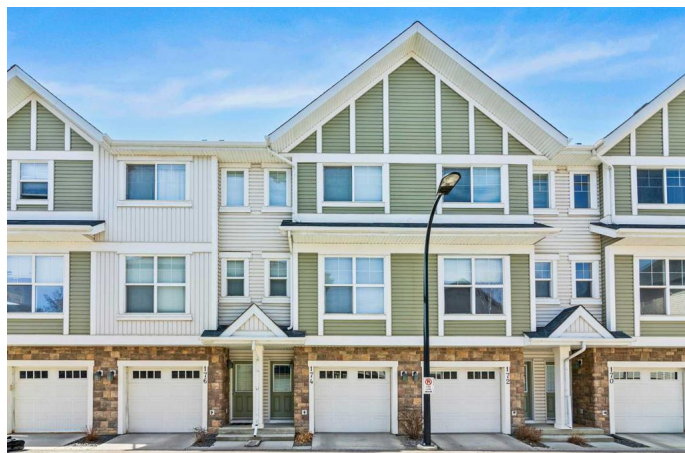
Whether you're a first-time buyer, investor, or looking for a low-maintenance place to call home, this is a great opportunity in a vibrant community.

Built in 2011

## Essential Information

MLS® #

A2212761



Price	\$409,900
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                22  
Zoning                              M-1  
HOA Fees                         272  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.