

# \$425,500 - 3310 New Brighton Gardens Se, Calgary

MLS® #A2212785

**\$425,500**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully maintained and affordable 2-storey townhouse located in the highly sought-after Mosaic Motif complex in New Brighton! This charming home offers 3 spacious bedrooms, 1.5 bathrooms, a double attached garage, and a low condo fee. Perfectly positioned fronting onto a courtyard, you can relax and enjoy peaceful views from your patio. Step inside to discover an open-concept main floor featuring warm hardwood flooring, a bright and inviting living room with large windows that fill the space with natural light, and a kitchen equipped with a breakfast island, ample cabinetry, a handy pantry, and full appliance package. Adjacent to the kitchen is a cheerful dining area, perfect for everyday meals or entertaining. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find two generously sized bedrooms, a stylish 4-piece bathroom, and a cozy loft area – ideal for a home office or study nook. The spacious primary bedroom boasts large southeast-facing windows overlooking the courtyard and a walk-in closet for all your storage needs.

The lower level offers a laundry area, additional storage, and direct access to the double attached garage. This well-managed complex is perfectly located near parks, schools, the New Brighton community center, waterpark, and shopping.

Whether you're a first-time homebuyer, investor, or looking to downsize, this is the



perfect opportunity. Don't miss out –  
book your private showing today!

Built in 2007

### Essential Information

MLS® #	A2212785
Price	\$425,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3310 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0A2

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	64
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Skyrock
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