

# \$429,999 - 76 New Brighton Point Se, Calgary

MLS® #A2239751

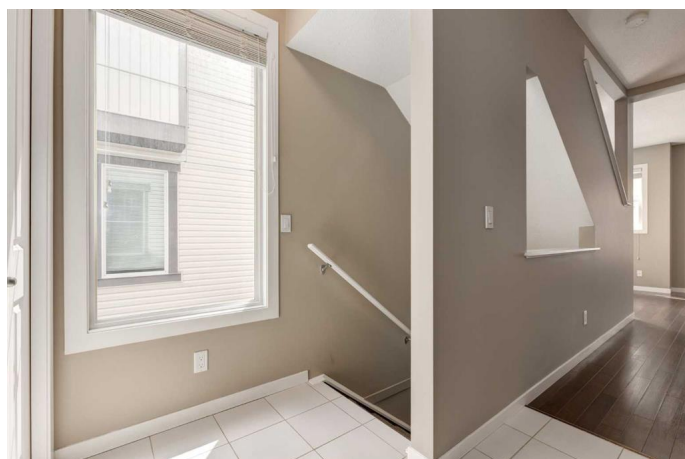
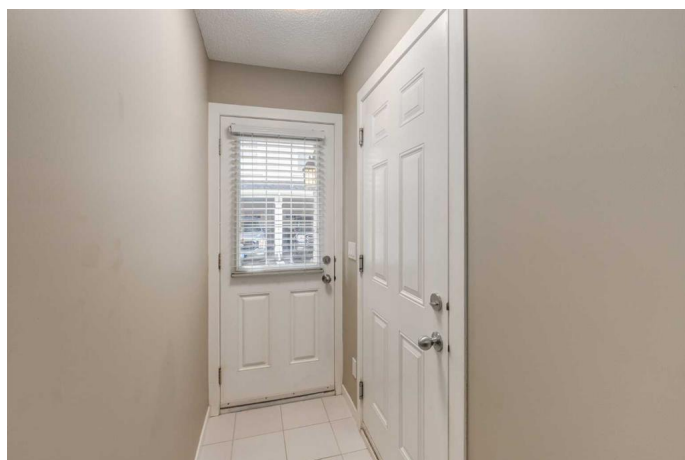
**\$429,999**

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.03 Acres

New Brighton, Calgary, Alberta

Priced to Sell! Rare 3-Bedroom End Unit with Low Condo Fees in New Brighton. Don't miss this rare opportunity to own a 3-bedroom, 2.5-bathroom end unit townhouse in a well-managed complex with low condo fees. This beautifully maintained home has been recently refreshed with new paint throughout and features contemporary light fixtures, making it truly move-in ready. Backing onto lush green space, this unit offers added privacy and tranquil views of trees, a ball diamond, soccer fields, and a skateboard park – all just one block away from a children's playground. The main floor features 9' ceilings, a large kitchen with granite countertops, stainless steel appliances, and a breakfast bar. The bright and open living/dining area creates a perfect space for entertaining. Step out onto your private deck off the kitchen, complete with a gas hookup for your BBQ. Upstairs, you'll find three spacious bedrooms, a 4-piece main bathroom, and a convenient upstairs laundry area. The primary bedroom boasts a 3-piece en suite with a large walk-in shower and a walk-in closet with a bright window for natural light. This home also features a tandem double attached garage, a private rear patio, and central air conditioning for year-round comfort. The complex offers ample visitor parking and is conveniently located near major routes and a full range of amenities on 130th Avenue – including Rona+, Home Depot, Canadian Tire, Safeway, Superstore, Walmart, banks,



restaurants, walk-in clinics, and more. Enjoy all the perks of New Brightonâ€™s vibrant community, including access to the clubhouse, outdoor rink, tennis courts, splash park, baseball diamond, and soccer pitches. This property truly offers an unbeatable combination of value, space, and location. Click the Virtual Tours for more details!

Built in 2011

### Essential Information

MLS® #	A2239751
Price	\$429,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	76 New Brighton Point Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1B8

### Amenities

Amenities	Snow Removal, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Tandem
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	M-1
HOA Fees	272
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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