

# \$424,900 - 183 New Brighton Point Se, Calgary

MLS® #A2216584

**\$424,900**

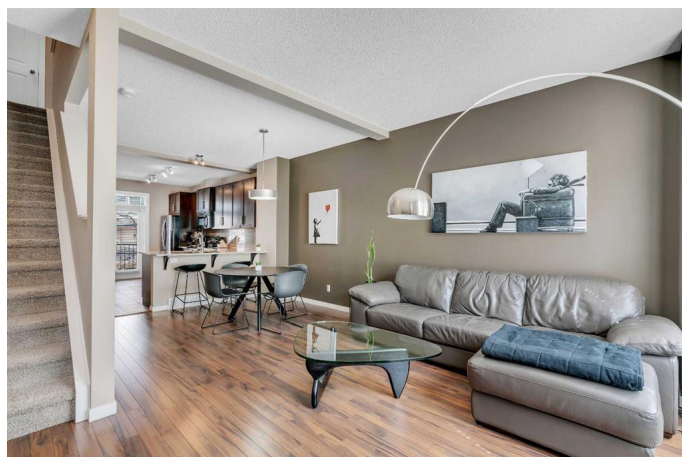
2 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

## OVERSIZED DOUBLE GARAGE (TANDEM)

Welcome to this well-maintained 3-storey townhome in the heart of family-friendly New Brighton—where modern living meets community charm! Ideally situated backing onto a peaceful courtyard and green space, this thoughtfully designed home offers both comfort and convenience in one of Calgary SE's most desirable neighbourhoods. The main entrance opens to a spacious double tandem garage with room for two vehicles, plus an extra storage area and access to a separate back entrance—ideal for bikes, bins, or extra gear. Upstairs, the main living level features an open-concept layout with a central dining room, perfect for everyday living or entertaining. The living room is bright and welcoming, while the stylish kitchen offers plenty of counter and cabinet space, granite countertops, and a mix of stainless steel and black appliances. Durable tile and laminate floors run throughout the main level, and a convenient 2-piece bath completes the space. Step out through the patio doors onto your private balcony, where you can enjoy morning coffee or evening sunsets overlooking the lush courtyard. The top floor offers a dual-primary layout with two generously sized bedrooms—each with its own 4-piece ensuite featuring a tub/shower combo. One bedroom includes a spacious walk-in closet, and the convenient upper-level laundry adds to the home's practical appeal. Low condo fees mean less maintenance and more time to



enjoy the incredible amenities that make New Brighton so special. Residents have access to the New Brighton Club with a splash park, skating rink, tennis courts, and year-round community events. You're also just minutes from schools, shopping, restaurants, and easy access to major roads. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle, this turnkey home checks all the boxes! Ready to move inâ€”just bring your suitcase.

Built in 2011

**Essential Information**

MLS® #	A2216584
Price	\$424,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	183 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, Front Drive, Garage Door Opener, Oversized, Tandem
# of Garages	2

### Interior

Interior Features	Granite Counters, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Backs on to Park/Green Space, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	9
Zoning	M-1
HOA Fees	272
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX First
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