

# \$399,900 - 256 New Brighton Row Se, Calgary

MLS® #A2226321

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,125 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully updated townhome nestled in the family-friendly community of New Brighton. This dual-ensuite layout offers two spacious bedrooms, two full ensuite bathrooms, and a convenient half bath, making it perfect for modern living. Thoughtful storage solutions throughout the home ensure effortless organization, including two floor-to-ceiling storage cabinets in each bedroom, a dedicated shoe cabinet near both the main and garage entrances, and a well-appointed pantry in the kitchen for easy access to essentials.

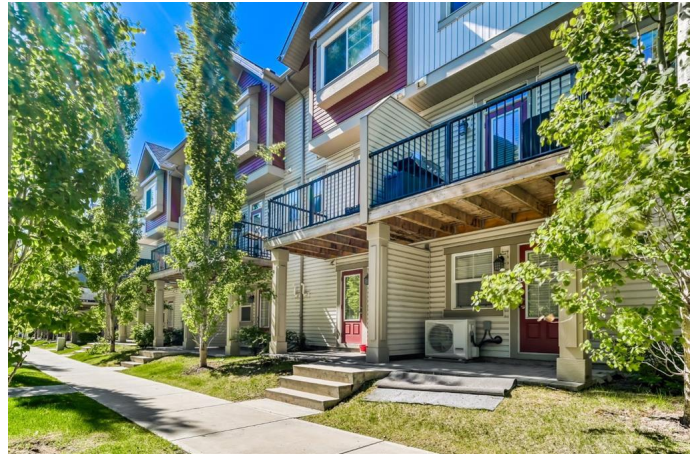
With 1125 sqft of open-concept living space, the home features stone countertops in the kitchen, ideal for cooking and entertaining. Stylish laminate flooring adds a sleek, low-maintenance finish, while central air conditioning ensures year-round comfort. The tandem double garage comes equipped with a smart, quiet garage door opener.

Located just steps from the New Brighton Clubhouse & Spray Park, this home is perfect for young families. It is close to top-rated schools and offers easy transit access.

Minutes away from 130th Avenue SE, residents enjoy convenient shopping, restaurants, and grocery stores.

Move-in ready and designed for comfort and convenience, this home is a must-see. Contact today to schedule a showing.

Built in 2011



## Essential Information

MLS® #	A2226321
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,125
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	256 New Brighton Row Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1B9

## Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	No Smoking Home, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
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Lot Description	Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	9
Zoning	M-1

### **Listing Details**

Listing Office	Real Broker
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