

# \$399,000 - 236 New Brighton Row Se, Calgary

MLS® #A2198975

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,124 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

Discover the charm of 236 New Brighton Row SE, a thoughtfully designed townhouse that blends modern elegance with everyday functionality. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere for both daily living and entertaining. Step onto the bright balcony off the kitchen—an ideal spot to unwind and enjoy the fresh air.

Upstairs, you™ll find two generously sized primary bedrooms, each featuring a 4-piece ensuite and a walk-in closet, offering a perfect blend of comfort and privacy. Additional conveniences include a single garage and a covered carport, ensuring your vehicles are well-protected year-round.

Located just minutes from shopping, dining, transit, and the vibrant amenities along 130th Ave, this home offers unparalleled convenience in one of Calgary™s most sought-after communities and makes everyday errands and dining out a breeze.

Built in 2011

## Essential Information

MLS® # A2198975

Price \$399,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,124         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 236 New Brighton Row Se |
| Subdivision | New Brighton            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 1B9                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Visitor Parking                                  |
| Parking Spaces | 2                                                |
| Parking        | Single Garage Attached, Tandem, Attached Carport |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                 |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Landscaped, Low Maintenance Landscape     |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 55              |
| Zoning         | M-1             |
| HOA Fees       | 267             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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