

# \$399,900 - 453, 130 New Brighton Way Se, Calgary

MLS® #A2253077

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

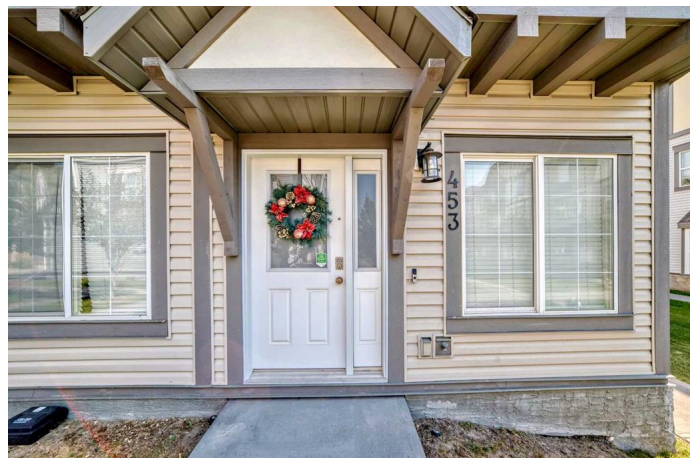
This bright and spacious end unit is an ideal opportunity for a new owner seeking comfort, style, and great value. Thoughtfully laid out, the home features extra windows for enhanced natural light, a larger-than-average balcony, extended kitchen cabinetry, and an enviable location within the complex offering East, West, and South exposures with serene views of the gazebo, away from busy streets. The functional dual primary suite layout includes two bedrooms, each with custom built-in closets and private en-suites. The open-concept main living area showcases modern laminate flooring, a stylish 2-piece powder room, and a chef-inspired kitchen perfect for entertaining.

On the entry level, you'll find a versatile finished space ideal for a home office or gym, with peaceful views of the gazebo. The oversized garage easily accommodates a vehicle, bikes, storage, and more with additional storage inside the unit for added convenience.

Located in the vibrant community of New Brighton, residents enjoy access to a private clubhouse offering year-round amenities such as tennis courts, a skating rink, an outdoor splash park, and a variety of programs and events.

Built in 2012

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2253077      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,441         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 453, 130 New Brighton Way Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 1H7                      |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Dog Park, Park, Playground, Clubhouse, Gazebo    |
| Parking Spaces | 2                                                |
| Parking        | Heated Garage, Insulated, Single Garage Attached |
| # of Garages   | 1                                                |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | See Remarks                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Boat Slip |
|-------------------|--------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Corner Lot               |
| Roof            | Asphalt                  |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 62                  |
| Zoning         | M-1 d75             |
| HOA Fees       | 272                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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