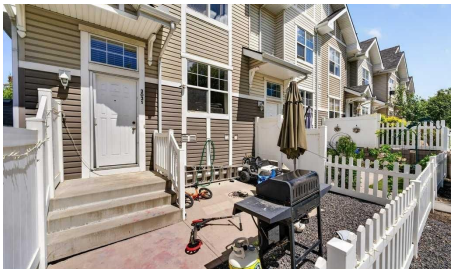
3031 New Brighton Gardens SE

Calgary | Active | MLS® A2346615

$379,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2006**	**1,250 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to this beautifully maintained end-unit townhouse in the heart of New Brighton, offering a highly desirable dual primary bedroom layout, a front yard overlooking green space, and a double attached garage. With only one shared wall and additional windows throughout, this home provides an excellent combination of natural light, privacy, and functionality.

The interior has recently been freshly painted, with new flooring currently being installed, giving the home a refreshed and updated feel. The bright, open-concept main floor features a spacious living room, a well-appointed central kitchen with an island and breakfast bar, and a generous dining area ideal for everyday living and entertaining. Large windows create a warm and inviting atmosphere, while sliding patio doors from the dining area provide direct access to a private rear balcony, extending your living space outdoors.

Upstairs, you'll find two spacious primary bedroom suites, each complete with its own private four-piece ensuite bathroom. This versatile layout offers excellent separation and privacy, making it ideal for professionals, roommates, guests, or families. A conveniently located den provides additional flexibility and is perfectly suited for a home office, study space, or reading nook.

The lower level features a double attached garage, along with dedicated laundry and additional storage space, offering practical solutions for vehicles, bicycles, and seasonal belongings.

Enjoy summer barbecues, morning coffee, or relaxing evenings on your private balcony, while the green space just beyond your front yard provides an added sense of openness. Ideally situated near schools, parks, shopping, transit, and the New Brighton Community Centre, this home offers convenient access to everyday amenities and recreational opportunities.

With its desirable end-unit location, recent interior improvements, two private bedroom suites, and functional floor plan, this property presents an excellent opportunity to enjoy comfortable, low-maintenance living in Calgary's popular New Brighton community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346615
Bedrooms	2
Bathrooms	3
Year Built	2006
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,250 sq. ft.
Main Level Finished Area:	626 sq. ft.
Upper Level Finished Area:	624 sq. ft.
Below Grade Finished Area:	250 sq. ft.
Condo Fee:	$320.95
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0610881
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
HOA Fee:	$278.21
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic Motif
Community:	New Brighton
Amenities:	Clubhouse, Park, Playground, Visitor Parking

Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Na
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 14'3" × 9'1" ·
Main Floor	Kitchen · 13'10" × 10'7" ·
Main Floor	Living Room · 13'4" × 10'4" ·
Upper Level	Bedroom · 13'3" × 10'6" ·
Upper Level	Bedroom - Primary · 13'10" × 11'2" ·
Upper Level	Office · 10'5" × 8'5" ·
Basement	Laundry · 6'2" × 4' ·
Basement	Furnace/Utility Room · 13'2" × 9'5" ·
Basement	Storage · 8'3" × 7' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1 d75
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3031-new-brighton-gardens-se-calgary-a2346615/

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