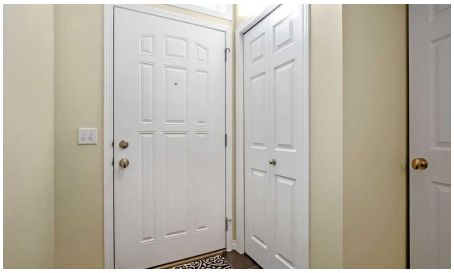
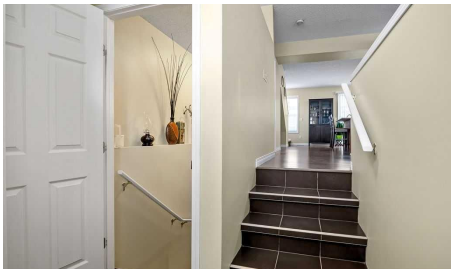
3088 New Brighton Gardens SE

Calgary | Active | MLS® A2360223

$415,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2007**	**1,233.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Standard Realty Co.

A closer look

This is by far the best maintained home you are going to walk through. It is in near perfect condition! Looking for low maintenance living without giving up space, light, or privacy? Here’s the townhome that fits the bill. This end unit is wrapped in extra windows that pull natural light into every corner. Fresh paint throughout gives the entire interior a crisp, clean feel the moment you step inside. Every detail has been amazingly maintained making it truly move in ready.
The main level is built for everyday comfort and easy hosting, centering around a functional kitchen with an island and breakfast bar. It flows naturally into a spacious dining area and then an oversized living room. Just off the kitchen, sliding glass doors lead out to a private back balcony, ready for your grill, patio chairs, and quiet mornings.
What truly sets this floor plan apart is the upper level. Instead of one main suite, you get two oversized primary bedrooms, each paired with its own ensuite bathroom. Whether you are living with a roommate, hosting overnight guests, or just want extra personal space, this setup delivers unmatched privacy. Tucked nearby is a versatile den that easily doubles as a remote work office or reading corner.
Down on the entry level, an attached double garage gives you secure parking alongside a dedicated laundry zone and generous storage for bikes and winter gear. With schools, parks, transit, retail plazas, and the New Brighton Community Centre just around the corner, you get effortless convenience in one of Calgary's best loved communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360223
Bedrooms	2
Bathrooms	3
Year Built	2007
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:	1,233.84 sq. ft.
Condo Fee:	$320.95
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
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:	0710475
Heating:	Forced Air
Basement:	Partial, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$278.21
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Mosaic Motif
Community:	New Brighton
Amenities:	Clubhouse, Park, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 6'2" × 4'6" ·
Main Floor	Living Room · 12' × 9'10" ·
Main Floor	Dining Room · 10' × 7'3" ·
Main Floor	Kitchen · 13'8" × 13'3" ·
Upper Level	Office · 10'5" × 6'4" ·
Upper Level	Bedroom - Primary · 13'2" × 10'5" ·
Upper Level	Bedroom · 11'9" × 11'3" ·

Lower Level	Storage · 6'9" × 5'8" ·
Lower Level	Furnace/Utility Room · 5'9" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3088-new-brighton-gardens-se-calgary-a2360223/

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