78 New Brighton Landing SE

Calgary | Active | MLS® A2350955

$367,500









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2011**	**1,219.03 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Complete Realty

A closer look

INCREDIBLE VALUE! PRIME LOCATION! MOVE-IN READY! TWO PRIMARY SUITES! DOUBLE GARAGE! PRIVACY, STYLE & CONVENIENCE - THIS HOME HAS IT ALL! Welcome to this beautifully appointed three-storey townhouse, offering the perfect combination of modern comfort, functional design, and exceptional privacy in a highly desirable location. Featuring TWO spacious primary suites, each complete with its own private ensuite, this thoughtfully designed home is ideal for professionals, roommates, guests, or investors looking for a versatile layout. One suite also features a generous walk-in closet, while plush carpeting throughout the upper level creates a warm and comfortable retreat.

The bright and inviting main floor offers an open, functional layout with a spacious living room and elegant dining area, complemented by stylish laminate plank flooring. Whether you're entertaining friends or enjoying a quiet evening at home, this space is designed for comfortable everyday living. The well-appointed kitchen features granite countertops, stainless steel appliances, and durable tile flooring, while a convenient powder room completes the main level. WHAT TRULY SETS THIS HOME APART IS THE EXCEPTIONAL PRIVACY! Unlike many townhouse developments, this unit is thoughtfully positioned with no neighbouring townhouses looking directly into your living space. Enjoy your own peaceful retreat with a WEST-FACING BALCONY AND PATIO, perfect for afternoon sunshine, evening relaxation, and outdoor entertaining. Additional highlights include FULL AIR CONDITIONING for year-round comfort and a TANDEM DOUBLE GARAGE, providing secure parking and valuable additional storage. Ideally positioned along the perimeter of the complex, the home also benefits from convenient access and nearby additional parking. LOCATION, LOCATION, LOCATION! Nestled in a quiet, desirable setting, you're just a short walk from shopping, restaurants, and everyday amenities. Enjoy the convenience of having everything you need close to home while still benefiting from a peaceful residential atmosphere. Whether you're a first-time buyer, downsizing, looking for a low-maintenance lifestyle, or searching for an investment property with excellent rental appeal, THIS HOME CHECKS ALL THE BOXES!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350955
Bedrooms	2
Bathrooms	3
Year Built	2011
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,219.03 sq. ft.
Main Level Finished Area:	78.83 sq. ft.
Upper Level Finished Area:	1,140.19 sq. ft.
Condo Fee:	$239.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	925 sq. ft.
Lot Frontage:	15'8"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
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:	1113290

Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$279.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	York 29
Community:	New Brighton
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None

Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Furnace/Utility Room · 9'10" × 3'3" ·
2nd Floor	Dining Room · 10'7" × 8'8" ·
2nd Floor	Kitchen · 14'11" × 14'2" ·
2nd Floor	Living Room · 14'2" × 12'8" ·
3rd Floor	Bedroom · 11'9" × 10' ·
3rd Floor	Bedroom - Primary · 14'3" × 13'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Front Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/78-new-brighton-landing-se-calgary-a2350955/

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