

# \$425,500 - 3310 New Brighton Gardens Se, Calgary

MLS® #A2212785

**\$425,500**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully maintained and affordable 2-storey townhouse located in the highly sought-after Mosaic Motif complex in New Brighton! This charming home offers 3 spacious bedrooms, 1.5 bathrooms, a double attached garage, and a low condo fee. Perfectly positioned fronting onto a courtyard, you can relax and enjoy peaceful views from your patio. Step inside to discover an open-concept main floor featuring warm hardwood flooring, a bright and inviting living room with large windows that fill the space with natural light, and a kitchen equipped with a breakfast island, ample cabinetry, a handy pantry, and full appliance package. Adjacent to the kitchen is a cheerful dining area, perfect for everyday meals or entertaining. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find two generously sized bedrooms, a stylish 4-piece bathroom, and a cozy loft area – ideal for a home office or study nook. The spacious primary bedroom boasts large southeast-facing windows overlooking the courtyard and a walk-in closet for all your storage needs.

The lower level offers a laundry area, additional storage, and direct access to the double attached garage. This well-managed complex is perfectly located near parks, schools, the New Brighton community center, waterpark, and shopping.

Whether you're a first-time homebuyer, investor, or looking to downsize, this is the



perfect opportunity. Don't miss out –  
book your private showing today!

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212785      |
| Price          | \$425,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3310 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0A2                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer      |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Partial, Unfinished     |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Paved |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 63               |
| Zoning         | M-1              |
| HOA Fees       | 267              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

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