

# \$415,000 - 236 New Brighton Row Se, Calgary

MLS® #A2198975

**\$415,000**

2 Bedroom, 3.00 Bathroom, 1,124 sqft  
Residential on 0.02 Acres

New Brighton, Calgary, Alberta

Discover the charm of 236 New Brighton Row SE, a thoughtfully designed townhouse that blends modern elegance with everyday functionality. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere for both daily living and entertaining. Step onto the bright balcony off the kitchen—an ideal spot to unwind and enjoy the fresh air.

Upstairs, you'll find two generously sized primary bedrooms, each featuring a 4-piece ensuite and a walk-in closet, offering a perfect blend of comfort and privacy. Additional conveniences include a single garage and a covered carport, ensuring your vehicles are well-protected year-round.

Located just minutes from shopping, dining, transit, and the vibrant amenities along 130th Ave, this home offers unparalleled convenience in one of Calgary's most sought-after communities and makes everyday errands and dining out a breeze.

Built in 2011

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2198975  |
| Price    | \$415,000 |
| Bedrooms | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,124         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 236 New Brighton Row Se |
| Subdivision | New Brighton            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 1B9                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Visitor Parking                                  |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached, Tandem, Attached Carport |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Vinyl Windows   |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None                                      |
| Lot Description   | Landscaped, Low Maintenance Landscape     |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 32              |
| Zoning         | M-1             |
| HOA Fees       | 267             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

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

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