

# \$395,000 - 172 New Brighton Point Se, Calgary

MLS® #A2244520

**\$395,000**

2 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.02 Acres

New Brighton, Calgary, Alberta

**\*INVEST OPPURTUNITY\*** Lease in place with tenants for \$2,000 per month until December 31, 2025. This townhouse has an open concept living room, dining room and kitchen which is excellent for entertaining your family and friends. The kitchen has 4-appliances, loads of cupboard space and an option for bar seating. Upstairs has 2 wonderful bedrooms with 2 ensuite bathrooms that can be your oasis. And the laundry is located upstairs for your convenience. There is a balcony for BBQing and patio area on the other side of the garage. The garage is tandem style for 2 vehicles. Condominium is Professionally Managed. This home has access to New Brighton Residentâ€™s Association which offers splash park, events, facilities, and community tool shed. Close to New Brighton Athletic Park, 130 Ave Shopping District, schools, transit, pathways and so much more. Book your showing today!

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244520  |
| Price          | \$395,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,201     |



|            |               |
|------------|---------------|
| Acres      | 0.02          |
| Year Built | 2011          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 172 New Brighton Point Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z1B7                    |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                         |
| Parking Spaces | 2                                                            |
| Parking        | Guest, Off Street, On Street, Single Garage Attached, Tandem |
| # of Garages   | 2                                                            |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s), Beamed Ceilings                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Private Entrance                    |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 35  |
| Zoning         | M-1 |
| HOA Fees       | 267 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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