

\$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	41
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

Listing Details

Listing Office Hope Street Real Estate Corp.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.