

\$428,000 - 96 New Brighton Landing Se, Calgary

MLS® #A2206014

\$428,000

2 Bedroom, 3.00 Bathroom, 1,241 sqft
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to your next home, where style, functionality, and convenience come together in this bright and spacious 2 bedroom, 2.5 bathroom townhome. This home is perfect for first-time buyers, investors, or those looking to downsize. Step inside to an open-concept main living area, where the living room, dining space, and kitchen flow seamlessly together—ideal for both everyday living and entertaining. The laminate plank flooring adds warmth and durability, while large windows flood the space with natural light. The spacious kitchen is a chef’s delight, featuring dark-toned cabinetry, ample storage including a pantry, stainless steel appliances, laminate countertops, and under-cabinet lighting for a modern touch. A 2-piece powder room completes the main level. Upstairs, you’ll find two generous bedrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet. The second bedroom is also large, with easy access to the main 4-piece bathroom located off the hallway. A built-in desk with open shelving creates the perfect home office or study nook, and the convenient upstairs laundry makes daily chores a breeze. You also have direct access to the double tandem attached garage, offering plenty of space for two vehicles or additional storage. Plus, tons of street parking make hosting guests effortless. Located just minutes from South Trail Crossing, McKenzie Towne, parks, schools, and major roadways, this home offers unbeatable convenience in a



vibrant community. Don't miss out on this incredible opportunity—schedule your showing today!

Built in 2011

Essential Information

MLS® #	A2206014
Price	\$428,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	96 New Brighton Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1C1

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	1

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	M-1
HOA Fees	254
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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