

\$575,000 - 1081 New Brighton Park Se, Calgary

MLS® #A2194644

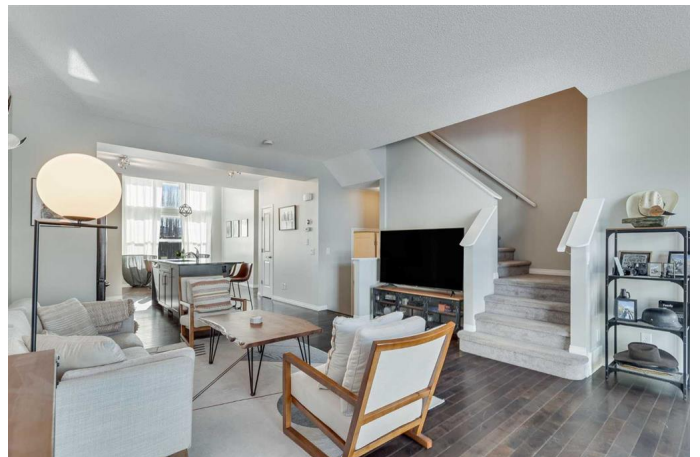
\$575,000

3 Bedroom, 3.00 Bathroom, 1,419 sqft
Residential on 0.06 Acres

New Brighton, Calgary, Alberta

BACK ON THE MARKET DUE TO BUYERS NOT SATISFYING FINANCING CONDITION.

Discover this well-designed home in the popular community of New Brighton, offering a functional layout and plenty of natural light, and a sunny south-facing back yard! The open-concept main floor features 9'™ ceilings, hardwood flooring, and floor-to-ceiling windows that brighten the space. A standout feature of this home is the unique two-storey window design at both the front and back, adding to the open feel. The kitchen is designed for both everyday living and entertaining, with a 7'™ granite island and breakfast bar, plenty of counter space, and stainless steel appliances. The dining area, with its impressive 11'™ ceilings and large windows, provides a great space for family meals and gatherings, while the adjoining living room offers a comfortable spot to relax. Upstairs, the primary bedroom includes a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry complete this floor. The basement is bright and spacious, featuring 9'™ ceilings and a large family room with natural light from the open-to-above design. This flexible space can be used as a recreation area, home office, or future entertainment space. There's also plenty of storage and roughed-in plumbing for future development. A 2-piece guest bath is conveniently located at the top of the basement stairs. This home is located in a



great family-friendly neighborhood, just a short walk to schools, shops, and a playground only 10 houses away. New Brighton offers a variety of amenities, including ponds, walking paths, tennis courts, a splash park, and an outdoor rink with a firepit. With quick access to 22X, Stoney Trail, and Deerfoot, as well as nearby shopping, the YMCA, and the South Health Campus, this is a fantastic place to call home.

Built in 2010

Essential Information

MLS® #	A2194644
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1081 New Brighton Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0X9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Days on Market	27
Zoning	R-G
HOA Fees	356
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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