$559,000 - 1358 New Brighton Park Se, Calgary

MLS® #A2222588

$559,000

3 Bedroom, 3.00 Bathroom, 1,329 sqft
Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to this lovingly maintained home, located in the highly desirable community of New Brighton! Perfectly positioned across from a playground and just minutes from three schools, as well as the New Brighton Community Center—featuring tennis courts, a splash park, and year-round programs—this home is the perfect place for a first home for that young family or a first home for a professional couple. From the FRONT PORCH where you can sit and have your morning coffee or evening beverage, step inside and be greeted by an abundance of NATURAL LIGHT and a welcoming ambiance. The MODERN OPEN-CONCEPT FLOOR PLAN is designed to maximize space and flow, with durable wood-look laminate flooring running throughout the entire main floor. The living room leads seamlessly into the bright, entertainer's dining area, perfectly adjacent to a STYLISH FUNCTIONAL KITCHEN. Designed for both cooking and hosting, the kitchen features: A large center island with breakfast bar, plenty of cabinet space and a walk-in pantry, STAINLESS STEEL APPLIANCES. Upstairs, the SPACIOUS PRIMARY BEDROOM has a generous walk-in closet and a private 4-piece ensuite, enhanced by the addition of a window for natural light. Two additional bedrooms are ideal for children, guests, or a home office setup. The over 600 sq ft fully insulated basement offers immense potential for future development with roughed-in plumbing already

in placeâ€"whether you're dreaming of a home gym, media room, or additional bedrooms. Outside, enjoy a large, FENCED BACKYARD designed for family fun and relaxation. The property also includes a DETACHED OVERSIZE DOUBLE GARAGE, providing ample room for vehicles, storage, or even a workshop. Additional upgrades include roof shingles replaced in 2021, patio deck built 2021, stainless steel kitchen appliances in 2021. Don't miss your opportunity to own this exceptionally WELL-PRICED HOME in this vibrant, family-friendly community. Prime location close to schools, parks, and amenities. *Please note the front lawn was re-seeded a few weeks ago as the sod that was laid last summer was put down the day before the water ban and had to be removed*

Built in 2011

Essential Information

MLS® #	A2222588
Price	$559,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1358 New Brighton Park Se
Subdivision	New Brighton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 0Y1

Amenities

Amenities	Clubhouse, Playground
Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, On Street, Oversized
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Garden, Interior Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	Nineteen 88 Real Estate