

# \$560,000 - 1045 New Brighton Gardens Se, Calgary

MLS® #A2209267

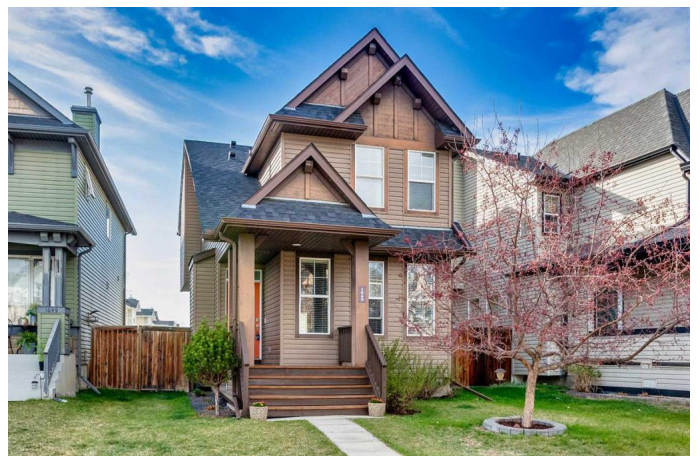
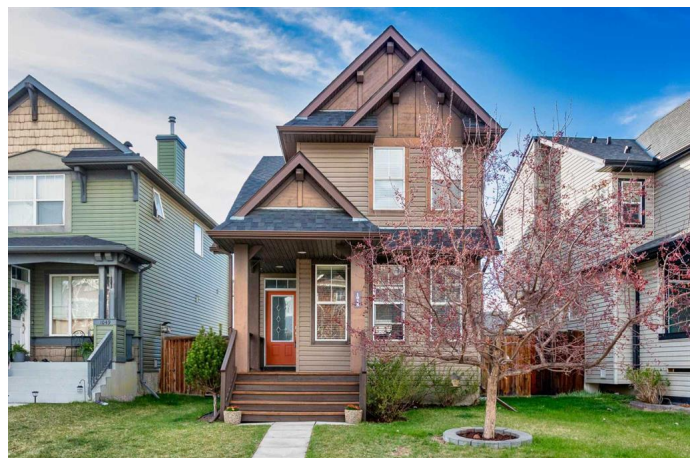
**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Tucked away on a quiet cul-de-sac, this incredibly well-maintained home offers a perfect blend of comfort, light, and functionality. The roof has been recently updated, and fresh paint throughout gives the entire space a crisp, modern feel. Step inside to a bright and open main floor layout with 9'™ ceilings, laminate and tile flooring, and oversized windows that flood the home with natural sunlight. The kitchen features sleek cabinetry, a stylish tile backsplash, and a center island—ideal for prepping or entertaining with updated appliances. The dining area easily fits a full-sized table, and the living room offers plenty of space to relax. Upstairs, the primary suite is a true retreat, complete with a walk-in closet, soaker tub, and separate shower. Two more generously sized bedrooms and built-in bookshelves on the upper landing make this level as functional as it is inviting. Outside, enjoy the sunny, fully fenced backyard with a large raised deck, perfect for summer BBQs or evening wind-downs. The basement features big windows and is ready for future development to suit your needs. Located in family-friendly New Brighton, you'll have access to fantastic community amenities like a clubhouse, tennis courts, hockey rink, kids programs, a splash park, and more. Easy access to Deerfoot Trail and Stoney!



Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209267    |
| Price          | \$560,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,462       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1045 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 4X2                      |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Other                    |
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None, Sep. HVAC Units                                                                         |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |
| HOA Fees       | 362           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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