

# \$675,000 - 83 New Brighton Drive Se, Calgary

MLS® #A2240421

## \$675,000

3 Bedroom, 3.00 Bathroom, 2,004 sqft

Residential on 0.11 Acres

New Brighton, Calgary, Alberta

From the moment you arrive, you'll be drawn in by the warmth & care that defines this original-owner, meticulously maintained home. With over 2,000 square feet of thoughtfully designed space, this non-smoking, pet-free home is rich with upgrades & comfort-focused features. The inviting foyer welcomes you with natural light pouring into the open-concept main floor. A cozy gas fireplace anchors the spacious living room, creating a natural gathering spot. The hardwood floors extend into the adjoining kitchen & great room, where you'll find maple cabinetry, a central kitchen island with raised eating bar, and upgraded stainless steel appliances—including a gas range, built-in hot water dispenser, and Kinetico soft water system. Roll-out wire shelving in the lower cabinets adds smart convenience. The adjacent dining area offers seamless indoor-outdoor flow, opening onto a composite deck with glass railing. The landscaped backyard features a cement patio, vegetable garden, and custom-built 8' x 12' garden shed with storage, worktable, and climate-control fan. There's even a charming two-seat swing set included in the sale. Also on the main floor is a discreet powder room, a laundry room with direct access to the oversized attached garage (featuring a full-width x 4' deep storage loft). Upstairs, discover a spacious bonus room, ideal for relaxing, working from home, or creating a library nook. A split staircase leads to 3



generously sized bedrooms. The primary suite includes an oversized walk-in closet & luxurious 5-piece ensuite featuring a jetted soaker tub, adult-height vanity, & comfort-height toilet. 2 additional bedrooms share a stylish 4-piece bathroom. Both upstairs bathrooms, along with the home office, feature luxury vinyl plank flooring installed in December 2021, while the carpeted areas were replaced at the same time. The basement is undeveloped and ready for your vision, complete with roughed-in plumbing for a future bathroom. Year-round comfort is ensured with a Carrier central A/C system (wireless control), a high-efficiency Carrier furnace (new in July 2024), built-in humidifier, 50-gallon hot water tank (June 2025), and a central Vacuflo vacuum system. Outside, enjoy privacy & peace of mind with low-maintenance vinyl fencing and a wirelessly controlled underground sprinkler system servicing both the front and back yards. Located in the vibrant, family-oriented community of New Brighton, this move-in-ready home is close to parks, schools, and offers access to community amenities like the New Brighton Clubhouse, tennis courts, splash park, and skating rink.

Built in 2006

**Essential Information**

MLS® #	A2240421
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	0.11
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W5

### Amenities

Amenities	Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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