

# \$575,000 - 2066 New Brighton Gardens Se, Calgary

MLS® #A2257363

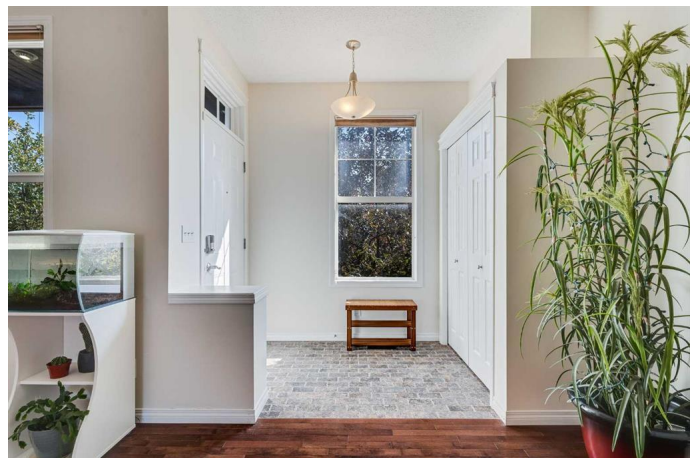
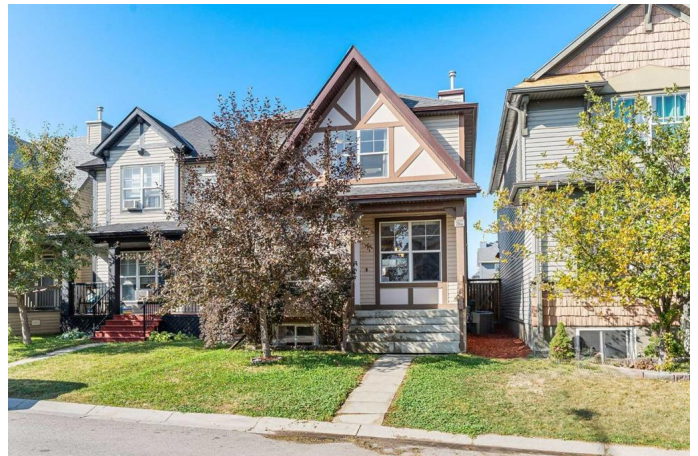
**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,457 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

**\*\* OPEN HOUSE, SAT SEPT 20, 1:00PM - 3:00PM \*\*** A home that's as practical as it is inviting, ready for the next chapter of your story. The main floor welcomes you with an open layout where sunlight fills the living room and conversations flow easily from the kitchen to the dining space. Mornings begin with coffee at the island and evenings are spent sharing meals or entertaining friends in a space that feels warm and connected, complete with air conditioning for comfort on warmer days. A curved staircase leads upstairs to two bedrooms, each with its own ensuite, offering both comfort and privacy. An additional office provides the flexibility for working from home, a cozy study, or creative projects. The fully finished basement with 9ft ceilings extends the living space with a bedroom and full bathroom, creating a private retreat for overnight guests or a teenager seeking more independence. Fresh paint throughout gives the home a crisp, move-in ready feel. Outdoors, the west-facing backyard is ideal for gardening or summer gatherings, with a built-in gas line ready for barbecues. The detached double garage keeps life organized with room for vehicles, tools, and storage. New Brighton is more than just a neighbourhood, it's a community. Residents enjoy a clubhouse with year-round activities, a splash park, skating rink, tennis courts, and playgrounds. Schools, parks, shopping, and transit are all nearby, creating a balance of connection and comfort that makes



this an easy place to call home.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257363    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,457       |
| Acres          | 0.06        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2066 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 0B6                      |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Park, Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Detached, Off Street                                                   |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                         |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-G                  |
| HOA Fees       | 362                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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