

# \$619,999 - 1253 New Brighton Drive Se, Calgary

MLS® #A2230655

**\$619,999**

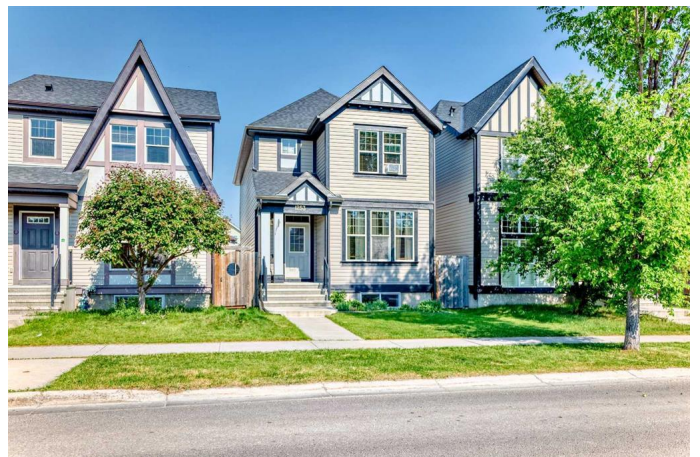
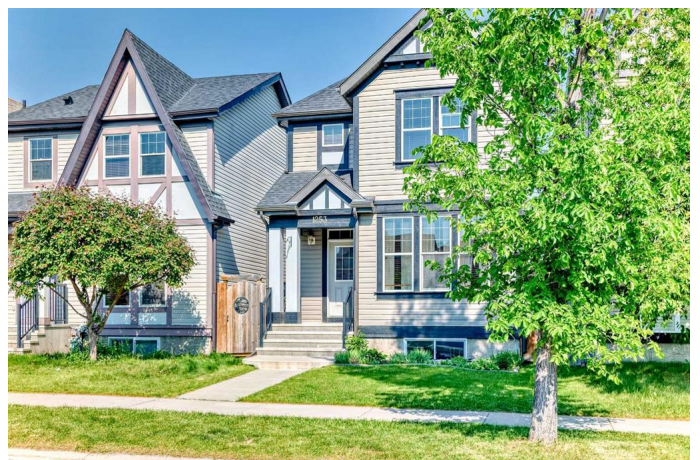
4 Bedroom, 4.00 Bathroom, 1,561 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Looking for a house in a community that offers convenience, comfort, quietness, peace, a family oriented environment? Welcome to this gorgeous, Ready To Move-in 2-storey home in New Brighton! Fully finished basement (with illegal suite), double detached garage, huge deck, fenced, renovated kitchen and new flooring throughout the house. Main floor features a bright and spacious open concept floor plan! The recently renovated kitchen is equipped with an island and a mini butler pantry. Upper floor offers three good sized bedrooms. Primary bedroom has an ensuite and a walk-in closet. The main and upper floor including stairs finished with new laminate flooring . The fully finished basement has illegal suite, which is perfect for a bigger family , featuring a spacious living area, open kitchen, full bathroom, and a generously sized bedroom with its own closet. Recently replaced Roof (2022).The backyard has a huge deck, perfect for entertaining family and friends during summer gatherings. Double detached garage provides sheltered parking for convenience, and offers extra storage . Great location! Just a few minutes away from schools, public transport, parks, playground, convenient stores, shopping, groceries, coffeee shops and other amenities. Close to Stoney Trail, Deerfoot trailL, industrial area, YMCA and the South Health Campus Hospital.

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230655    |
| Price          | \$619,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,561       |
| Acres          | 0.06        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1253 New Brighton Drive Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0W3                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 51              |
| Zoning         | R-G             |
| HOA Fees       | 339             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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