

# **\$534,900 - 312 New Brighton Landing Se, Calgary**

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MLS® #A2250374

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,026 sqft  
Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to 312 New Brighton Landing SE!

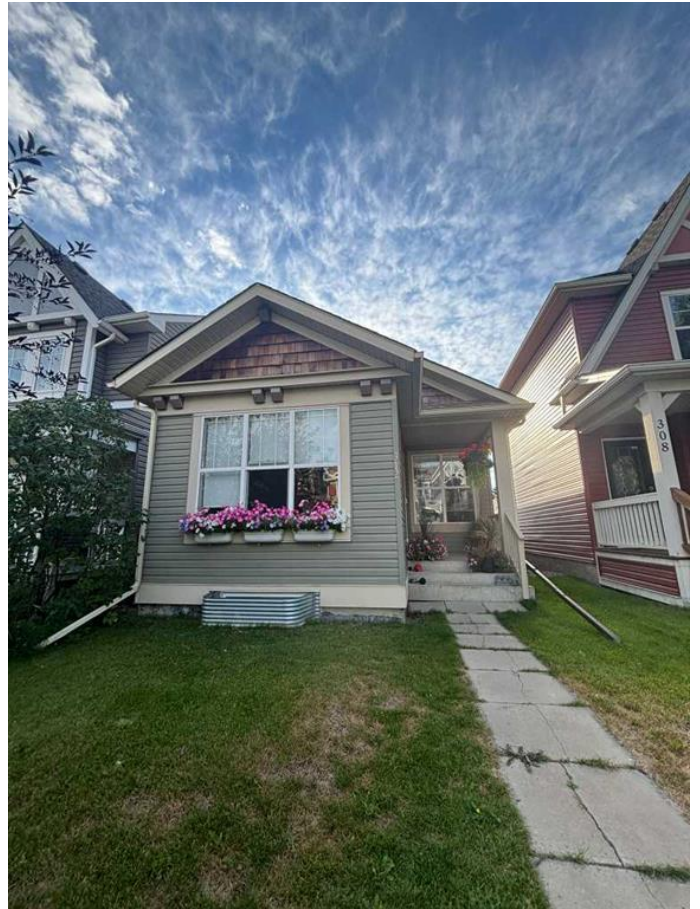
This GORGEOUS home is nestled into the desirable community of New Brighton! Almost 2000 square feet of LIVING SPACE!! Close to the many shopping, dining, and grocery options that 130th has to offer. Become a part of the much desired New Brighton Residents Association! This amazing facility features tons of community events, sports facilities, a waterpark, and MORE!Â

This SPACIOUS 4-Level Split boasts charming curb appeal with a modest front yard! A generous entryway welcomes you into 312 New Brighton Landing, with a Den/Office/bedroom and full bath on this level for extra convenience! Perfect for those who work from home! The large open-concept living room, dining room, kitchen, is bathed in natural light and is the perfect place to entertain family & friends!Â

Kitchen features a hidden pantry and TONS of cabinet space!Â

Primary bedroom is up a half level, with full ensuite bathroom and wall-to-wall double closets!Â

Down a half level is a tranquil bonus room ready for your creative touch! Make it a reading room, yoga retreat, TV room, or play room!Â



Basement features additional bedroom and another full bathroom! PLUS large rec room/man cave!

Double garage can more than accommodate a large truck and then some!Â You must see this house in person!!

Built in 2009

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250374      |
| Price          | \$534,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,026         |
| Acres          | 0.06          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 312 New Brighton Landing S |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0S5                    |

**Amenities**

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

**Interior**



|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home                                                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 29                |
| Zoning         | R-G               |
| HOA Fees       | 362               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Drummer Realty & Property Management |
|----------------|--------------------------------------|

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