

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

MLS® #A2209267

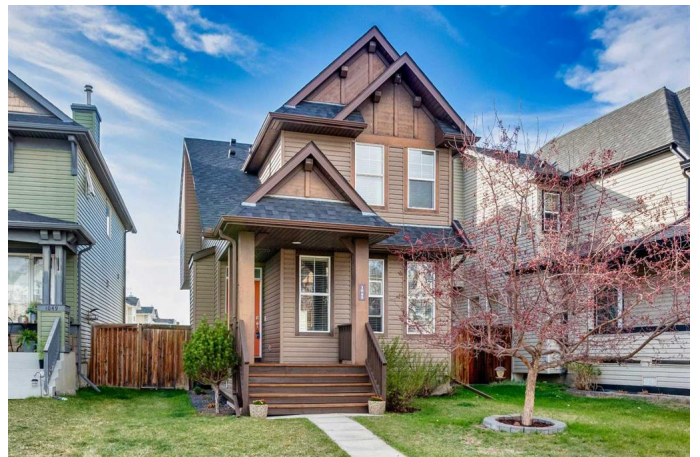
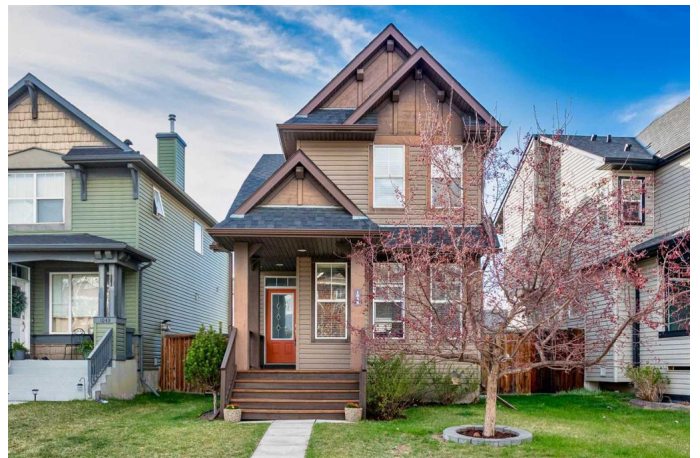
**\$560,000**

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	7
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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