

# \$669,999 - 1772 New Brighton Drive Se, Calgary

MLS® #A2254576

**\$669,999**

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 13, 12pm - 3pm! Welcome to your new home in New Brighton! This beautifully renovated 4-bedroom property offers an incredible blend of comfort, style, and functionality. From the moment you step inside, the bright two-story foyer and open layout create a welcoming atmosphere that feels both spacious and inviting. The main floor has been fully updated with luxury laminate flooring, modern feature walls, and a freshly painted interior. The shaker-style painted kitchen is a true showstopper—complete with quartz countertops, stainless steel appliances, a massive island, and an oversized pantry. The open-concept design flows seamlessly into the dining and living areas, making it perfect for everyday living or entertaining. Step outside onto the large back deck where there's plenty of space for a BBQ setup and patio furniture. Upstairs, you'll find brand-new carpet throughout, a bright and versatile bonus room, and generously sized bedrooms. The primary suite is a true retreat with a walk-in closet and a spa-inspired ensuite featuring heated floors, a corner tub, and a separate shower. The fully finished basement offers even more living space with a large entertainment area wired for audio, a private office, a 4th bedroom, and another full bathroom with heated floors. For added comfort and convenience, this home comes with air conditioning and brand-new blinds already installed—taking away the hassle of



having to add them after moving in. With its thoughtful updates, modern finishes, and move-in-ready condition, this property is the perfect blend of luxury and practicality.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254576    |
| Price          | \$669,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1772 New Brighton Drive Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0J7                    |

**Amenities**

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

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Quartz Counters, Vinyl Windows                                      |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, |

|                 |                |
|-----------------|----------------|
|                 | Washer/Dryer   |
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-G                 |
| HOA Fees       | 362                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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