

\$679,900 - 83 Brightondale Crescent Se, Calgary

MLS® #A2213440

\$679,900

3 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Beautifully Updated Home on a Quiet Crescent in One of New Brighton's Best Locations.

3 Beds | 2.5 Baths | Large Bonus Room | Sunny South-Facing Backyard.

Welcome to this lovingly maintained 3-bedroom, 2.5-bath home, ideally located on a quiet crescent in one of New Brighton's most sought-after streets. With quick access to 52nd Street, walking distance to both schools, the community clubhouse, parks, and all amenities, this is a location that truly delivers for family living.

Step inside to a warm and inviting main floor. This turn key property features new flooring and carpet throughout(2024), professional paint throughout (2024), and a bright open-concept layout perfect for everyday life and entertaining. The kitchen is equipped with stainless steel appliances, ample counter space, and flows into the cozy dining and living room complete with a gas fireplace. The convenient main floor laundry adds to the home's functionality.

Upstairs, you'll find a spacious bonus room for family movie nights, a large primary bedroom with a private ensuite, plus two additional bedrooms and a full main bathroom—plenty of room for the whole family.

The unfinished basement offers loads of



potential for future development”whether it’s a home gym, playroom, or guest suite.

Outside, the sunny south-facing backyard is a private retreat with mature trees providing full summer privacy, a firepit, and a large deck with privacy screen”plus a BBQ gas line - for effortless enjoyable outdoor living.

Additional features include central air conditioning (2023) and a new roof (2023).

This is the perfect turn-key family home”updated, stylish, and in an unbeatable location. Just move in and start making memories!

Built in 2003

Essential Information

MLS® #	A2213440
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	83 Brightondale Crescent Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 4G6

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Wired for Sound
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Full, Unfinished

Exterior

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

Additional Information

Date Listed April 24th, 2025
Days on Market 9
Zoning R-G
HOA Fees 345
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.