

\$584,900 - 136 New Brighton Drive Se, Calgary

MLS® #A2225980

\$584,900

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Huge price reduction!! Back on the market due to financing! Welcome to this beautifully maintained 2-storey detached home with a double attached garage, ideally situated in the amenity-rich community of New Brighton. With 4 bedrooms, 3.5 bathrooms, and a fully finished basement, this home offers the perfect blend of comfort, functionality, and style—ideal for growing families.

Step inside to a warm and inviting open-concept main floor, where rich hardwood flooring, large windows, and a cozy fireplace in the living room create a bright and welcoming atmosphere. The well-appointed kitchen features ample counter space, a walk-in pantry, and flows seamlessly into the dining area and out to the rear deck—perfect for summer BBQs in the fully fenced backyard. Upstairs, a spacious bonus room makes a great family hangout or kids'™ play space. The primary suite is a true retreat, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level. The fully finished basement adds valuable living space, featuring a fourth bedroom, a large recreation room, and a 3-piece bathroom—ideal for guests, a teen's™ retreat, or multi-generational living.

Enjoy access to the exclusive New Brighton Club, a vibrant 3-acre community hub with a splash park, tennis courts, skating rink, and year-round activities. With parks, schools, playgrounds, shopping, and extensive walking



and biking paths just minutes away, this home delivers on both lifestyle and location. Don't miss your chance to live in one of Calgary's most vibrant and family-friendly communities!

Built in 2006

Essential Information

MLS® #	A2225980
Price	\$584,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E1

Amenities

Amenities	Clubhouse, Playground, Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan,
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	Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
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