

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

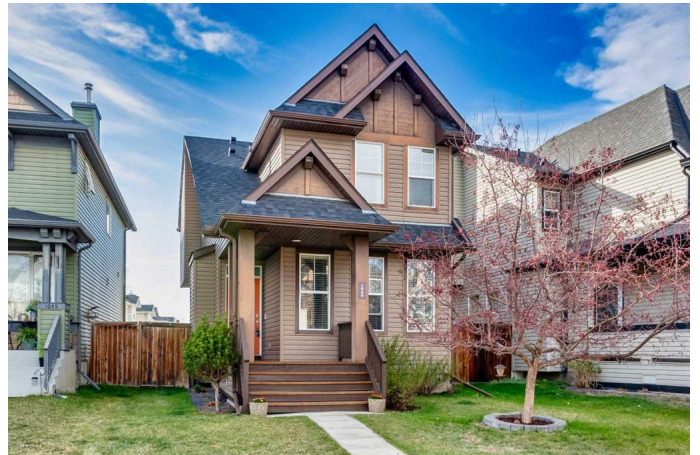
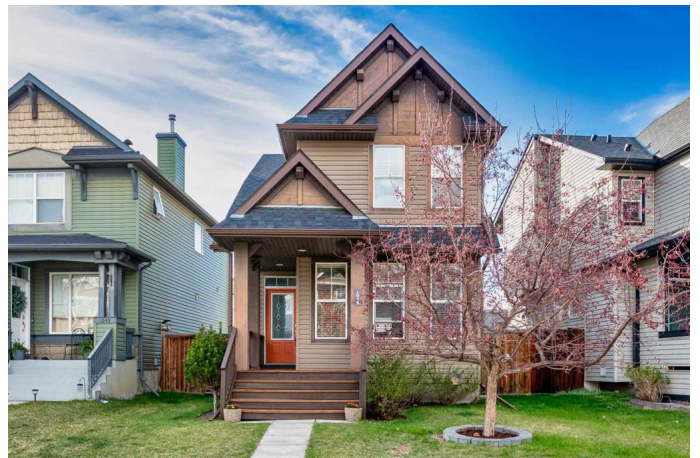
MLS® #A2209267

**\$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	12
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.