$550,000 - 36 New Brighton Landing Se, Calgary

MLS® #A2212805

$550,000
3 Bedroom, 3.00 Bathroom, 1,474 sqft
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Fantastic home in the beautiful community of New Brighton, where green space & fun are abundant! This home offers you over 1473+ sq ft of maximized "SPLENDID" air-conditioned living space for your enjoyment. BONUS: Single attached garage, full parking concrete driveway, AND backs onto a huge green space & Athletics' park! You are welcomed into a lovely open floor plan with hardwood floors, BRAND NEW CAREPTS, & boasting great windows that invite natural daylight in along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, upgraded appliances which include a fridge, stove, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and a corner gas fireplace. Upstairs: beautiful primary bedroom with a walk-in closet & 3pc private en suite. Plus two more bedrooms & 4pc main bath. Great location with no backyard houses/neighbors, only open views! The large, expansive yard is fully fenced, decked with cover, and landscaped. Welcome Home! You must put this home on your 'Must See List! Check out the New Brighton community features. Website notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are: 2 tennis courts, a beach volleyball court, basketball courts, a splash park, a playground, and a hockey rink. Members can gain access to

these facilities using their issued membership card, and can also sign in guests. The Bell Tower amenity, pond fountains, and community entrances are among a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA also employs a full-time Recreation Team at the New Brighton Clubhouse, which is responsible for implementing recreational programs and events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages." Call your friendly REALTOR(R) to book a viewing! "QUICK MOVE IN"

Built in 2008

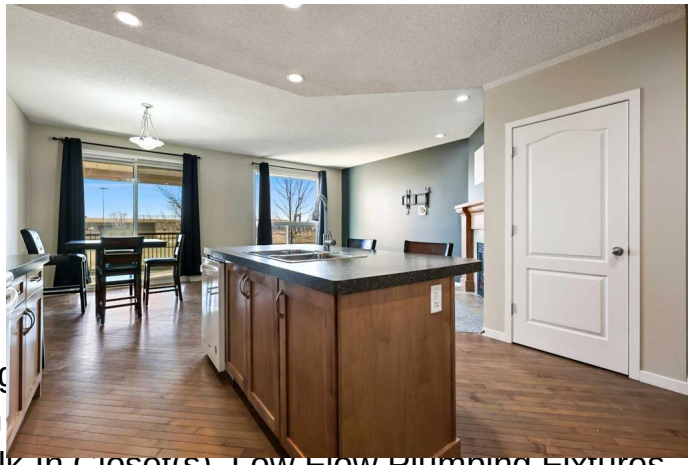
Essential Information

MLS® #	A2212805
Price	$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	36 New Brighton Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0S5

Amenities



Amenities	Clubhouse
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Org Laminate Counters, Open Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Interior Lot, Irregular Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.

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