

# \$625,000 - 33 Brightondale Parade Se, Calgary

MLS® #A2216862

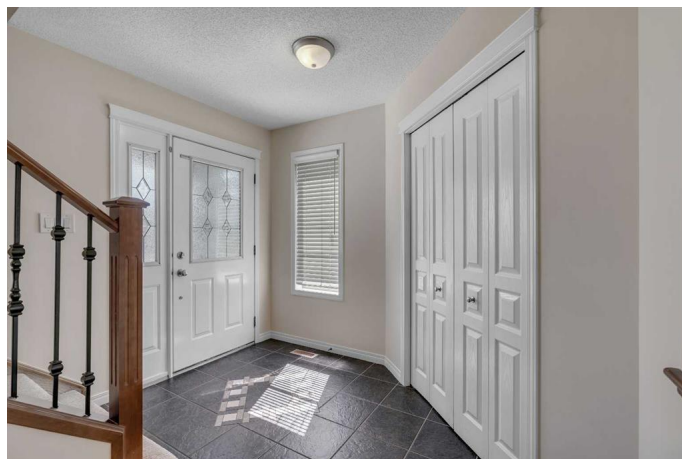
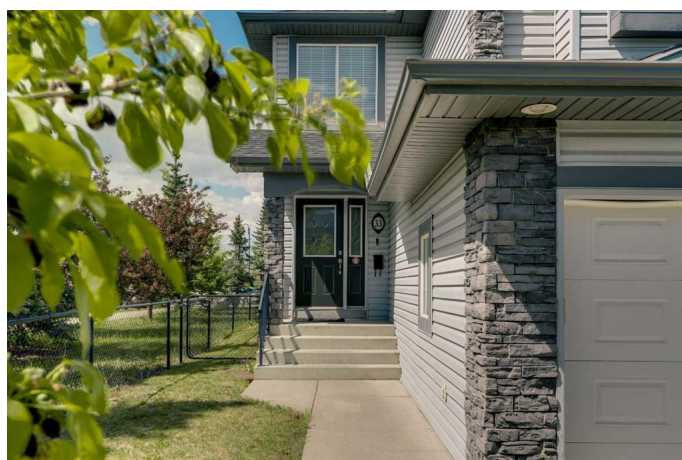
**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Nestled in the heart of New Brighton and backing onto scenic green space, this inviting two-storey home offers the perfect blend of comfort, light, and convenience. With a front-facing double garage and charming front porch, you're welcomed into a bright foyer framed by an arched interior window that offers a glimpse of the open-concept main floor. The kitchen features a central island and pantry, ideal for both everyday living and entertaining, while the dining area boasts soaring ceilings and oversized windows that flood the space with natural light. The living room is cozy yet spacious, complete with a fireplace for year-round comfort. A convenient laundry room connects to the garage, and a main floor half bath adds practicality. Upstairs, a sunlit family room with high ceilings and a ceiling fan creates a perfect retreat. Two bedrooms share a full bathroom, while the primary suite impresses with a walk-in closet, a bright ensuite with soaking tub, and another large window overlooking the backyard. Step outside to enjoy a fully fenced yard, deck, and direct access to the green space behind via a private gate—perfect for morning walks or evening relaxation. Air-conditioning adds further benefits to an already amazing home and in the lower level, for even more value, we've given you a head start with framing and electrical, laying out a practical design for future completion. This home's location is a standout—literal steps from the New Brighton Community Centre, where you'll find a



splash park, tennis courts, and year-round activities. With parks, playgrounds, and walking paths all around, New Brighton is a vibrant and family-friendly community that brings together convenience and outdoor living in one of Calgary’s most sought-after southeast neighbourhoods.

Built in 2002

**Essential Information**

MLS® #	A2216862
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	33 Brightondale Parade Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G6

**Amenities**

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

## Interior

Interior Features	Pantry, Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Dryer, Oven, Washer
Heating	Natural Gas, Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	60
Zoning	R-G
HOA Fees	368
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.