

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

MLS® #A2225980

**\$584,900**

4 Bedroom, 4.00 Bathroom, 1,666 sqft

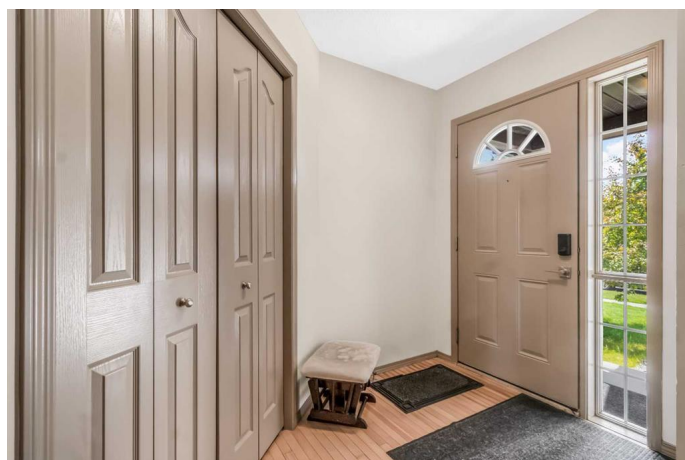
Residential on 0.09 Acres

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. Donâ€™t miss your chance to live in one of Calgaryâ€™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, Park, Playground, 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	41
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Comox Realty
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