\$549,900 - 172 New Brighton Green Se, Calgary

MLS® #A2232234

\$549,900

3 Bedroom, 4.00 Bathroom, 1,373 sqft Residential on 0.07 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE SAT JUNE 21 & SUN JUNE 22 2PM-4PM! Nestled in the heart of the charming and family-centric community of New Brighton, Calgary! This established neighbourhood offers an idyllic setting for starting your family journey. Enjoy abundant parks, scenic walking & riding trails, and tranquil ponds right outside your door. Shopping, diverse restaurants, major transit routes, and schools for all ages are conveniently close, making daily life effortless. This beautiful two-storey detached home offers the perfect blend of space, functionality, and comfort, featuring 1,373 sq ft above grade and a total developed area of 2,025 sq ft, including a fully finished basement. Plus, enjoy the convenience of an oversized double detached garage! Step Inside to the inviting main floor and be greeted by an open yet warm layout designed for family living. The functional flow seamlessly connects the cozy living room, dedicated dining area, and an open kitchen â€" perfect for gatherings and everyday life. A convenient 2-piece bathroom completes this level. Spacious Upper Level. Retreat to the tranquil master bedroom featuring its own private ensuite bathroom. Two additional well-sized bedrooms share access to a full family bathroom, providing ample space for everyone. Versatile Fully Finished Basement. This incredible lower level significantly expands your living space! It features a large recreation room â€" ideal for games, movies, or a playroom. A separate laundry room. A







flexible flex room which can easily be converted into a 4th bedroom to accommodate a growing family. A practical 3-piece bathroom. And finally a dedicated utility room. Enjoy Outdoor Living. Step outside to your private, comfortable backyard â€" the perfect sunny or shaded spot for summer BBQs, playtime, and relaxation. Ideal for young families starting Out. This move-in-ready home, in a community built for families with parks, trails, and top schools, is the perfect foundation for your future. The layout grows with you! This is a fantastic opportunity in a highly desirable, established Calgary neighbourhood with strong rental potential or value appreciation. Don't miss this chance to own a wonderful family home in sought-after New Brighton! Your New Brighton story starts here! Schedule your showing today.

Built in 2007

Essential Information

MLS® # A2232234 Price \$549,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,373

Acres 0.07

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 172 New Brighton Green Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 0J8

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Pantry

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2025

Days on Market 3

Zoning R-G HOA Fees 362 HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bravo Realty

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