

# **\$549,900 - 152 New Brighton Landing Se, Calgary**

MLS® #A2242180

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,492 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to this beautiful move-in ready single family attached home in the established community of New Brighton. Walk in to a lovely open floor plan, bright with natural light from large windows and from stylish modern lighting on the nine-foot ceilings. Rich hardwood floors and carpet accentuate the main-floor living area,. The spacious kitchen includes tons of work and storage space, with a large island, breakfast bar, and ample cabinets, finished with lovely tiled backsplash and stylish black appliances. The large walk-in pantry completes this handsome and practical kitchen. Living room features a gas-burning fireplace topped by a solid wood mantle. To complete the main floor, a two-piece bath is located off the foyer. Upstairs, the spacious master bedroom boasts a lovely ensuite with over-sized shower and walk in closet. There are nice sized second and third bedrooms upstairs for the kids or home office. The upstairs also features a four piece main bath. The home has dual front-door closets for storage of all your outdoor essentials. The basement is fully finished, and includes a spacious living area, and large four piece bathroom , as well as two storage rooms and laundry/utility room. The garage has been beautifully appointed with textured floor treatment, colour matched accents, and thoughtful storage solutions to create a unique and highly functional space. This home features a private fenced back yard with large deck, and mature trees. This home is located



in family-friendly New Brighton, and is only steps away from parks, schools, walking paths, transit and all amenities, and with easy access to Stoney and Deerfoot Trails. The environmentally minded will appreciate the low flow toilets, LED lighting and energy efficient furnace and water heater.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2242180               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,492                  |
| Acres          | 0.06                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 152 New Brighton Landing Se |
| Subdivision | New Brighton                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 0S7                     |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | None                                                                        |
| Parking Spaces | 2                                                                           |
| Parking        | Garage Door Opener, Front Drive, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                           |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Mantle                                                                                              |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 17               |
| Zoning         | R-G              |
| HOA Fees       | 362              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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