

# \$629,000 - 1677 New Brighton Drive Se, Calgary

MLS® #A2222547

**\$629,000**

4 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.10 Acres

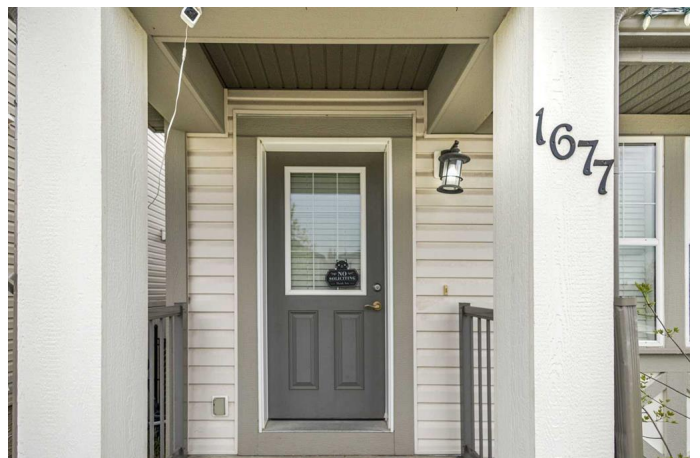
New Brighton, Calgary, Alberta

Discover this impeccably maintained home, ideally located in the highly sought-after community of New Brighton. Situated on one of the largest corner lots in the area, this property offers unparalleled views directly across from New Brighton Central Park and is just steps from Dr. Martha Cohen School. With three schools and a scenic community pond within walking distance, this home presents an exceptional opportunity for families.

Offering more than 1,900 sq. ft. of fully developed living space, the home features four spacious bedrooms and two and a half bathrooms. Freshly painted throughout, the interior is bright, welcoming, and filled with natural light thanks to expansive windows that enhance the home's airy ambiance.

The well-appointed kitchen is both stylish and functional, showcasing stainless steel appliances and a distinctive butcher block bamboo countertop. Additional upgrades include beautiful hardwood flooring, 2" white window coverings, and recently updated vinyl siding – contributing to the home's overall quality and appeal.

The outdoor space is equally impressive, boasting sunny south and west exposures that fill the large yard with light. A generous deck with a custom pergola creates the perfect setting for outdoor entertaining, while a fenced dog run offers convenience for pet owners. A



paved back lane provides access to the oversized 22' x 24' double garage, with extra parking and a dedicated 30 amp outlet RV space"ideal for larger vehicles or weekend adventures.

Beyond the home, enjoy easy access to local shops, restaurants, and major thoroughfares such as Deerfoot Trail and Stoney Trail, ensuring a seamless commute and convenient daily living.

This is a rare opportunity to own a standout property in New Brighton. Don't miss your chance"schedule a private showing today!

Built in 2011

**Essential Information**

MLS® #	A2222547
Price	\$629,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1677 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0P7

## Amenities

Amenities	Park
Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	6
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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