

# \$649,999 - 19 New Brighton Drive Se, Calgary

MLS® #A2239416

**\$649,999**

5 Bedroom, 4.00 Bathroom, 1,677 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

FANTASTIC 2-storey home in desirable New Brighton! Just steps to the 20-acre park with a clubhouse, a pond, walking/biking paths, playgrounds & splash parks! Two CBE schools are within walking distance (grade 1-4 and grade 5-9). This move-in-ready home offers updated Luxury vinyl plank flooring on the main floor. An open den just off the foyer would make a great home office or play room. Soaring 17 foot ceiling in the bright great room with a gas fireplace! Open concept kitchen offers white cabinetry, STAINLESS appliances, a large central island, & walk-through pantry to the laundry/ mudroom. Bright dining area. Private 2-pce main bath. Upstairs, a spacious master bedroom offers a walk-in closet and 4-pce ensuite w/ SOAKER tub & separate glass shower. Two large kids'™ rooms plus a 3-pce upper bath. Large WEST-facing backyard with mature trees, a freshly stained two-tiered deck & storage shed. A soon to be finished ( Estimated finish July 25,2025) basement with 2 bedrooms, a wet bar and a den, complies with new legal basement development guidelines. With potential to be upgraded to a legal suite, all you need is a separate entrance and a kitchen for the basement! Double attached garage. AIR CONDITIONING. Other updates include NEWER ROOF SHINGLES in 2016, NEWER CARPETS in 2019 and a HOT WATER TANK in 2021

Built in 2001



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239416    |
| Price          | \$649,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,677       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 19 New Brighton Drive Se |
| Subdivision | New Brighton             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4B2                  |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | None                                                                       |
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached, Garage Door Opener, Concrete Driveway, Front Drive |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                     |
| Heating           | Central, Fireplace(s)                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                           |

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| # of Fireplaces | 1                                                     |
| Fireplaces      | Gas, Blower Fan, Gas Starter, Glass Doors, Great Room |
| Has Basement    | Yes                                                   |
| Basement        | Finished, Full                                        |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Barbecue, Storage                                                           |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Close to Clubhouse, Few Trees |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding                                                                |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 23              |
| Zoning         | R-G             |
| HOA Fees       | 345             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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