

# \$685,000 - 411 New Brighton Place Se, Calgary

MLS® #A2221611

**\$685,000**

3 Bedroom, 4.00 Bathroom, 2,102 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

This inviting two-storey home in New Brighton offers a practical layout with thoughtful design and ample space for everyday living. The front-facing garage and welcoming porch add curb appeal, while the north-facing orientation ensures a comfortable temperature year-round. Upon entering, you'll find the staircase to your left, leading to the upper level. Straight ahead, is the spacious office, completed with beautiful french doors and featuring a large window facing the front door—ideal for keeping a close eye on the comings and goings of the home! Beyond the office, the open-concept main floor features a kitchen with an island and ample pantry space, a dining area adjacent to the backyard door, and a living room centered around a stone fireplace and further embellished with beamed ceiling details. The backyard is a highlight, offering a large deck, expansive lawn, storage shed, and a fully fenced yard that enjoys plenty of sunshine—perfect for outdoor activities and projects. To complete the main level, you will find a half bathroom, the garage entrance and a laundry room, providing added convenience. Upstairs, a spacious bonus room with a ceiling fan offers a versatile area for relaxation or play. Just a few steps further, a four-piece bathroom serves the three bedrooms, including the primary suite. The primary bedroom connects to a large ensuite with a walk-in shower, jetted tub, and walk-in closet. The other two bedrooms are well-sized, each with large windows, ceilings fans, and



closet space. In the basement you will find even more beamed ceilings and a large open concept space ideal for flexible use as you see fit. An additional half bath adds further functionality. Additional highlights include a new roof and central vacuuming, providing peace of mind for years to come. Living in New Brighton means enjoying a family-friendly community with access to the New Brighton Club, which offers a splash park, tennis courts, hockey rink, and more. The central park and pond provide additional outdoor spaces for recreation, and nearby shopping centers, schools, and healthcare facilities add to the convenience of this desirable neighbourhood.

Built in 2005

### **Essential Information**

MLS® #	A2221611
Price	\$685,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,102
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	411 New Brighton Place Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4W5

## Amenities

Amenities	Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Walk-In Closet(s), Beamed Ceilings, French Door, Jetted Tub
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	44
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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