

# \$579,900 - 1303 New Brighton Park Se, Calgary

MLS® #A2260196

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to 1303 New Brighton Park SE! This charming 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and functionality in one of Calgary's most sought-after family communities. The main floor features a bright and open layout with a spacious living area, a well-appointed kitchen, and a cozy dining space—ideal for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with its own private ensuite. The fully fenced backyard provides plenty of space to relax or host gatherings, and the double detached garage adds both convenience and value. Located just steps away from parks, schools, shopping, and the community clubhouse with year-round amenities, this home is a fantastic opportunity for families or anyone looking to enjoy life in New Brighton.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260196  |
| Price          | \$579,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,576     |
| Acres          | 0.06      |



|            |             |
|------------|-------------|
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1303 New Brighton Park Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0Y2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Garden, Other                                         |
| Lot Description   | Back Lane, Garden, Landscaped, Rectangular Lot, Other |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-G                  |
| HOA Fees       | 362                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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