# \$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

OPEN HOUSE Sunday June 1st 12 to 2PM...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 doorâ€"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 sunshineâ€"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 Beamed Ceilings, Ceiling Fan(s), Central Vacuum, French Door, Jetted

Tub, Walk-In Closet(s)

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, Close to Clubhouse, Front Yard, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed May 28th, 2025

Days on Market 6

Zoning R-G HOA Fees 362 HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services