

# \$549,900 - 1322 New Brighton Park Se, Calgary

MLS® #A2224374

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

This beautiful 3-bedroom, 2.5-bathroom home combines modern upgrades with a family-friendly layout. Soaring 9ft ceilings and oversized windows make each room feel bright, open, and inviting. The entire main level is enhanced by automatic window coverings for both style and convenience.

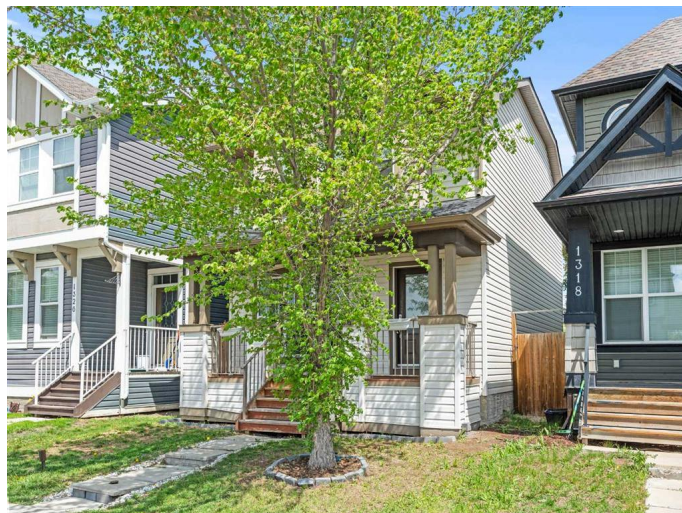
Enjoy brand new vinyl plank flooring throughout the main floor and fully finished basement, complemented by stone countertops in the kitchen and bathrooms. The basement offers a versatile layout ideal for a rec room, pool table, play area, or home gym, with a rough-in for a 4-piece bathroom allowing you to personalize the space even further.

Recent upgrades include a new roof and siding completed in 2023, offering both peace of mind and long-lasting curb appeal.

Built in 2011

## Essential Information

MLS® #	A2224374
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.06



Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1322 New Brighton Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0Y2

### Amenities

Amenities	Clubhouse, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Parking Pad, Off Street

### Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Crown Molding, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, City Lot, Few Trees, Lawn, Front Yard, Level
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
-------------	----------------

Days on Market	58
Zoning	R-G
HOA Fees	340
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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 provided by real estate professionals who are members of CREA. Used under license.