

# \$625,000 - 33 Brightondale Parade Se, Calgary

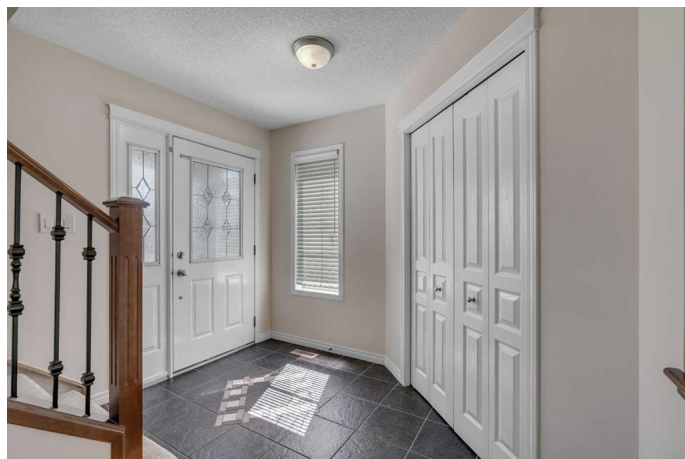
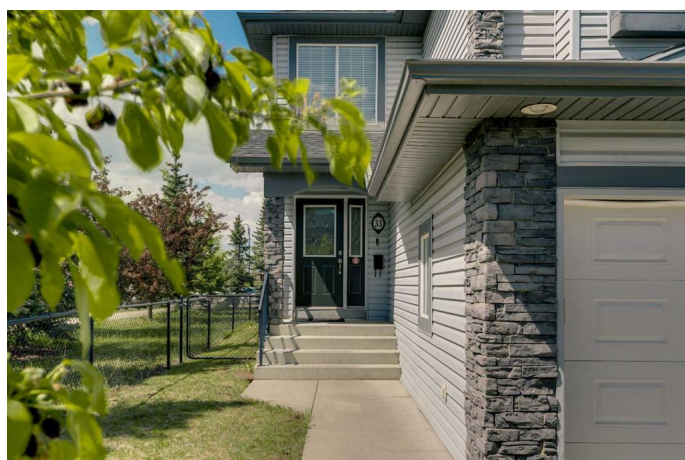
MLS® #A2216862

## \$625,000

3 Bedroom, 3.00 Bathroom, 1,719 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE Saturday, August 9, 12:00-2:00 - Nestled in the heart of New Brighton and backing onto scenic green space, this inviting two-storey home offers the perfect blend of comfort, light, and convenience. With a front-facing double garage and charming front porch, you're welcomed into a bright foyer framed by an arched interior window that offers a glimpse of the open-concept main floor. The kitchen features a central island and pantry, ideal for both everyday living and entertaining, while the dining area boasts soaring ceilings and oversized windows that flood the space with natural light. The living room is cozy yet spacious, complete with a fireplace for year-round comfort. A convenient laundry room connects to the garage, and a main floor half bath adds practicality. Upstairs, a sunlit family room with high ceilings and a ceiling fan creates a perfect retreat. Two bedrooms share a full bathroom, while the primary suite impresses with a walk-in closet, a bright ensuite with soaking tub, and another large window overlooking the backyard. Step outside to enjoy a fully fenced yard, deck, and direct access to the green space behind via a private gate—perfect for morning walks or evening relaxation. Air-conditioning adds further benefits to an already amazing home and in the lower level, for even more value, we've given you a head start with framing and electrical, laying out a practical design for future completion. This home's location is a



standout—literal steps from the New Brighton Community Centre, where you’ll find a splash park, tennis courts, and year-round activities. With parks, playgrounds, and walking paths all around, New Brighton is a vibrant and family-friendly community that brings together convenience and outdoor living in one of Calgary’s most sought-after southeast neighbourhoods.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216862    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,719       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 33 Brightondale Parade Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 4G6                   |

**Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                               |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry                                                               |
| Appliances        | Dishwasher, Microwave, Refrigerator, Dryer, Oven, Stove(s), Washer, Window Coverings |
| Heating           | Fireplace(s), Natural Gas, Central                                                   |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Stone, Wood Frame         |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 70             |
| Zoning         | R-G            |
| HOA Fees       | 368            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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