

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

MLS® #A2221611

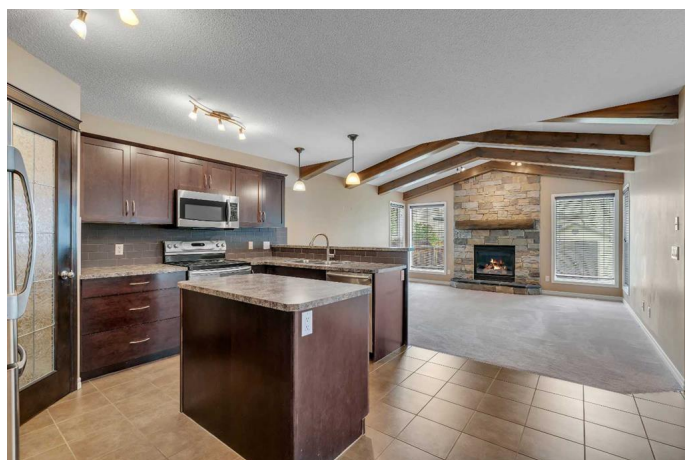
**\$685,000**

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

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Walk-In Closet(s), Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Oven        |
| 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 | 19             |
| Zoning         | R-G            |
| HOA Fees       | 362            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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