

# **\$570,000 - 204 New Brighton Landing Se, Calgary**

---

MLS® #A2215857

**\$570,000**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

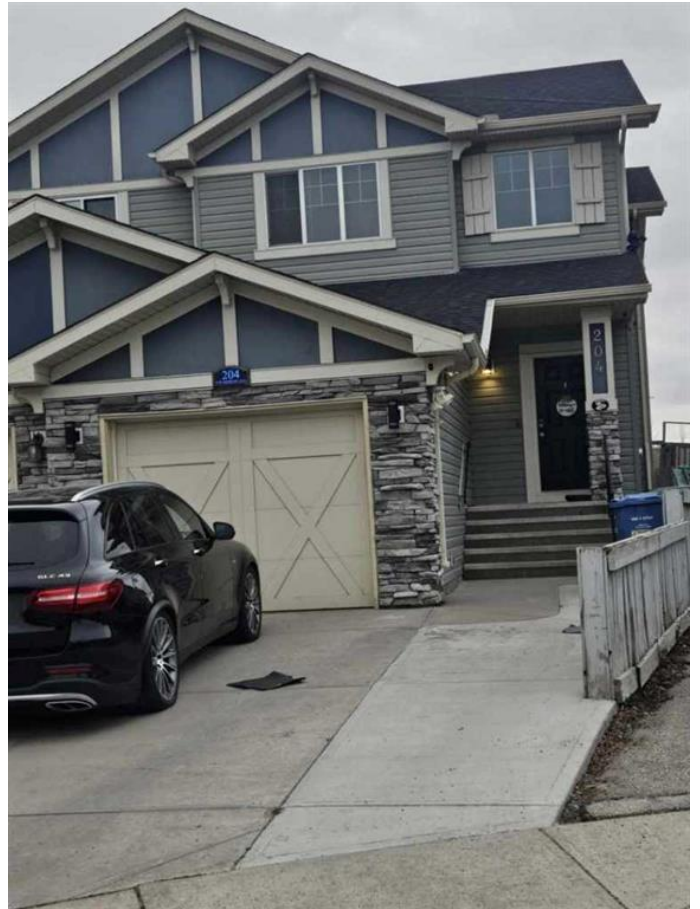
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Stylish home with a great location in delightful New Brighton! The sophisticated main floor is bathed in natural light, features central air conditioning, and boasts an open floor plan that promotes unobstructed connectivity. Mealtimes will feel less like a chore in the chef-ready kitchen with all of the amenities. Windows showcase backyard views while flanking the gas fireplace in the living room, creating a warm and inviting space to sit back and relax. The dining room has ample space for entertaining or hosting summer barbecues on the adjacent deck, nestled among beautiful landscaping and green space views. A handy powder room completes this level. The master retreat adorns the upper level with its own private ensuite. Two other bedrooms round out the upstairs. The low-maintenance landscaping makes upkeep a breeze. Parking is never an issue thanks to the insulated garage, driveway and street parking for guests. This wonderful home exudes pride of ownership and is situated in an unsurpassable location in New Brighton offering a clubhouse, spray park, ice rink, volleyball, basketball and tennis courts along with schools, parks and extensive pathways, plus close proximity to 130th Avenue allowing for easy access to all the big box stores and oodles of restaurant options. Call for a private viewing today!

Built in 2008

## **Essential Information**



MLS® #	A2215857
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	204 New Brighton Landing Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0S6

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Heated Garage, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	21
Zoning	RG
HOA Fees	362
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.