

# \$579,900 - 60 New Brighton Common Se, Calgary

MLS® #A2240050

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,134 sqft

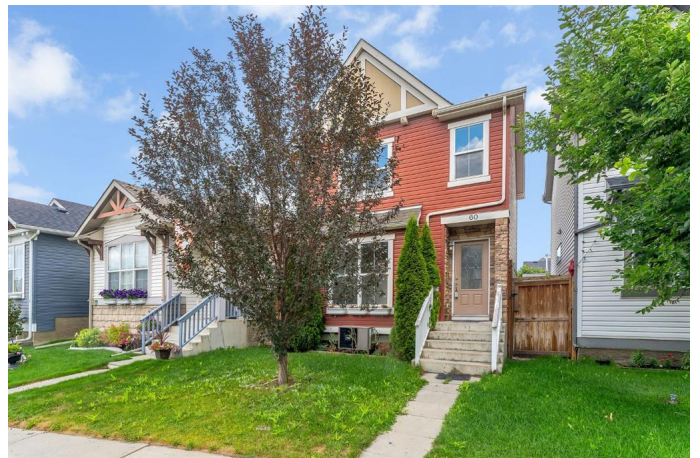
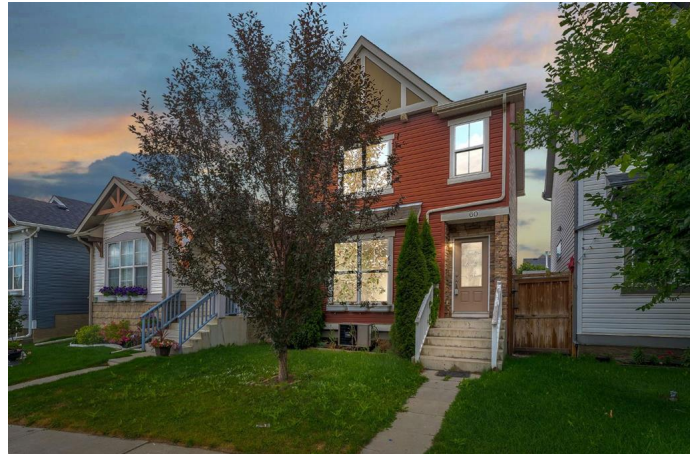
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

\*\*\* OPEN HOUSE ALERT - SATURDAY JULY 26TH, 2025 & SUNDAY JULY 27TH, 2025 FROM 12:00 PM-3:00 PM \*\*\* BEAUTIFULLY MAINTAINED FAMILY HOME | NEWLY PAINTED | FULLY DEVELOPED BASEMENT | OVERSIZED HEATED DOUBLE GARAGE | CENTRAL AC |

Welcome to this charming detached home that perfectly balances functionality and comfort. Designed with a practical layout and filled with natural light, this home offers a warm and inviting atmosphere from the moment you step inside. The main floor features a spacious living room ideal for relaxing or hosting conversations, seamlessly connected to the dining area and kitchen through an open-concept layout. The kitchen boasts a unique glass overlook feature, adding a stylish and modern touch. Step through the patio doors onto a large deck—perfect for summer BBQs or unwinding in the hot tub, all while enjoying the beautifully landscaped backyard. This beautifully maintained home has just been freshly painted, giving it a bright and modern feel throughout.

Upstairs, you'll find a generous primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a full family bathroom, making it an ideal retreat for every member of the household. Whether



itâ€™s kids, guests, or a home office, thereâ€™s room for everyone here.

The fully developed basement is a fantastic bonus, featuring a large family room warmed by a cozy corner gas fireplace, a computer nook, and ample storage space. Thereâ€™s even a roughed-in area ready for a future bathroom, and a built-in Murphy bed for guests. Additional features include central air conditioning, an oversized (21' x 24') detached double garage thatâ€™s insulated, drywalled, and heatedâ€”offering plenty of space for vehicles, storage, or a workshop.

Situated in a prime location just steps away from Dr. Martha Cohen School, with quick access to transit, shopping, restaurants, and major routes like Stoney Trail and Deerfoot. This is truly a move-in-ready home in a wonderful family-friendly community.

Built in 2008

**Essential Information**

MLS® #	A2240050
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	60 New Brighton Common Se
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Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0T9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Pantry, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	365
HOA Fees Freq.	ANN

### Listing Details

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