

# \$579,900 - 1737 New Brighton Drive Se, Calgary

MLS® #A2208690

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,365 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Nestled in the heart of the sought after New Brighton community, this beautifully maintained former show home offers over 1,750 sq.ft. of thoughtfully developed living space, designed with families in mind. Known for its vibrant, welcoming atmosphere, New Brighton features a well planned layout with parks, walking paths, and green spaces throughout, all while offering convenient access to major roads, shopping, schools, and amenities making it one of Calgary's most desirable neighbourhoods. Inside, the home greets you with an open concept main floor where natural light floods in from both the front and back, creating a bright and airy living space. The spacious entryway flows seamlessly into the living room, dining area, and kitchen, all anchored by a stunning 270 degree natural gas fireplace that brings warmth and elegance to both gathering spaces. A convenient half bath rounds out the main level. Upstairs, you'll find three well proportioned bedrooms, including a primary suite featuring a private 4 piece ensuite and a walk in closet, while the other two bedrooms share an additional full 4 piece bathroom ideal for a growing family. Downstairs, the fully finished basement adds valuable living space with a fourth bedroom, a modern 3 piece bathroom, a large flex room perfect for a home gym, office, or play area, ample storage, and a dedicated laundry room. This home has seen key updates to ensure long term comfort and value, including a new roof (2021), new hot



water tank (2021), and a new furnace (2024), giving you peace of mind from day one. Outside, enjoy relaxing on the charming front porch, or entertain guests on the large back deck, overlooking a fully fenced and landscaped yard that's perfect for kids or pets. A double rear gravel parking pad provides convenient off street parking with future garage potential (subject to City of Calgary approval). The location is unbeatable for families. A Calgary Transit bus stop is literally right in front of the house for easy commuting, and Dr. Martha Cohen School sits just across the street, no more long drop offs. Kids will love the basketball court, baseball diamond, and expansive green field nearby, while the whole family can enjoy nature walks around New Brighton Central Park and Pond, only steps from your door. Whether you're a young family, first-time homebuyer, or looking for a turnkey property in a vibrant, community focused neighbourhood, this one checks all the boxes. Welcome home.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208690    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,365       |
| Acres          | 0.06        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1737 New Brighton Drive Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z0T9                     |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Clubhouse                                      |
| Parking Spaces | 2                                              |
| Parking        | Alley Access, Outside, Parking Pad, Rear Drive |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Vinyl Windows                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 83              |
| Zoning         | R-G             |
| HOA Fees       | 365             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office                      2% Realty

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.