

\$629,000 - 1677 New Brighton Drive Se, Calgary

MLS® #A2222547

\$629,000

4 Bedroom, 3.00 Bathroom, 1,334 sqft
Residential on 0.10 Acres

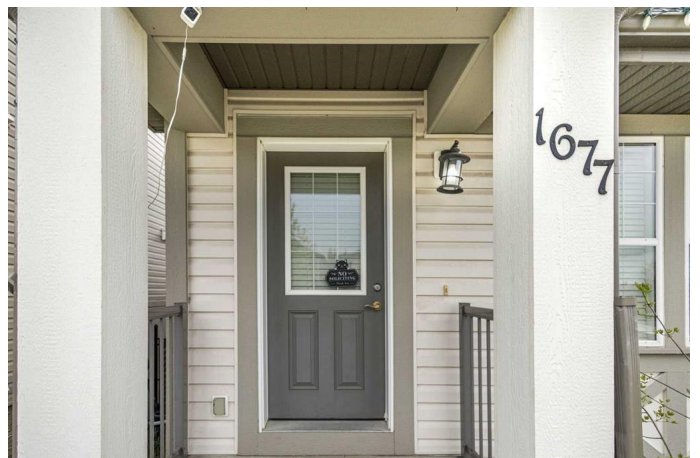
New Brighton, Calgary, Alberta

Discover this impeccably maintained home, ideally located in the highly sought-after community of New Brighton. Situated on one of the largest corner lots in the area, this property offers unparalleled views directly across from New Brighton Central Park and is just steps from Dr. Martha Cohen School. With three schools and a scenic community pond within walking distance, this home presents an exceptional opportunity for families.

Offering more than 1,900 sq. ft. of fully developed living space, the home features four spacious bedrooms and two and a half bathrooms. Freshly painted throughout, the interior is bright, welcoming, and filled with natural light thanks to expansive windows that enhance the home's airy ambiance.

The well-appointed kitchen is both stylish and functional, showcasing stainless steel appliances and a distinctive butcher block bamboo countertop. Additional upgrades include beautiful hardwood flooring, 2" white window coverings, and recently updated vinyl siding – contributing to the home's overall quality and appeal.

The outdoor space is equally impressive, boasting sunny south and west exposures that fill the large yard with light. A generous deck with a custom pergola creates the perfect setting for outdoor entertaining, while a fenced dog run offers convenience for pet owners. A



paved back lane provides access to the oversized 22' x 24' double garage, with extra parking and a dedicated 30 amp outlet RV space"ideal for larger vehicles or weekend adventures.

Beyond the home, enjoy easy access to local shops, restaurants, and major thoroughfares such as Deerfoot Trail and Stoney Trail, ensuring a seamless commute and convenient daily living.

This is a rare opportunity to own a standout property in New Brighton. Don't miss your chance"schedule a private showing today!

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222547 |
| Price | \$629,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,334 |
| Acres | 0.10 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1677 New Brighton Drive Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 0P7 |

Amenities

| | |
|----------------|---|
| Amenities | Park |
| Parking Spaces | 4 |
| Parking | Additional Parking, Alley Access, Double Garage Detached, Oversized, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 8 |
| Zoning | R-G |
| HOA Fees | 345 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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