

# \$690,000 - 63 New Brighton Drive Se, Calgary

MLS® #A2223305

**\$690,000**

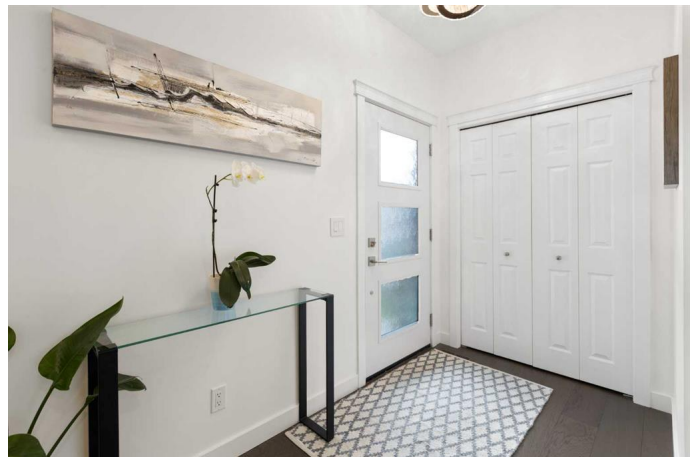
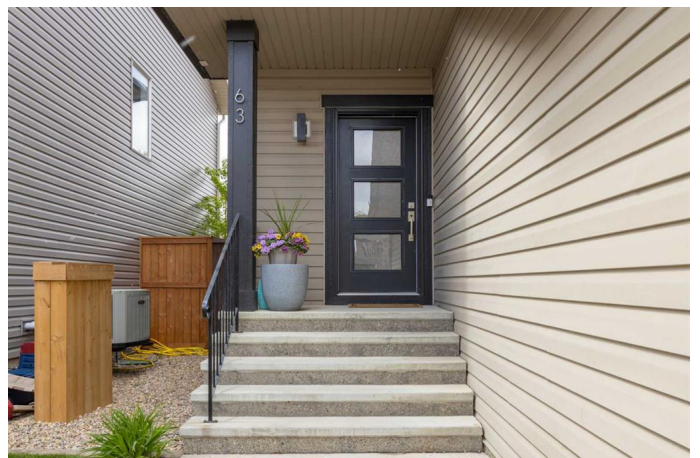
3 Bedroom, 3.00 Bathroom, 1,913 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully renovated 3-bedroom, 2.5-bathroom home located in the heart of New Brighton, one of Calgary's most desirable and fully established communities. Surrounded by parks, playgrounds, schools, and convenient shopping, this home is ideally situated on a calm street within a designated school/playground zone, offering a family-friendly environment with easy access to amenities.

Extensively and professionally renovated in 2024, this home showcases a modern kitchen complete with brand new cabinetry, quartz countertops, designer tile backsplash, stainless steel appliances, and a chimney-style range hood. The walk-through pantry includes a custom-built coffee bar, adding both style and function. Throughout the main level, you'll find newly installed engineered hardwood flooring, 9-foot ceilings, fresh paint, updated lighting, and a refreshed feature fireplace that creates a warm focal point. The main floor also features the coveted den and laundry room. All bathrooms have been upgraded with new toilets, and the home includes new window blinds and the added comfort of central air conditioning—perfect for Calgary's warm summer months. The west-facing backyard is a standout feature, backing onto neighboring pie lots and affording a greater sense of space and privacy. A spacious wood deck with an arbor provides a comfortable retreat with shade and



charm, ideal for outdoor entertaining. Curb appeal is enhanced by upgraded concrete front steps, a brand-new front door. The attached front-drive garage, with new door opener, also provides an abundance of additional overhead storage.

The unfinished basement offers excellent future potential, with strategically positioned windows and rough-in bathroom plumbing. Thereâ€™s ample space to develop an additional bedroom, a four piece bath and a family/games room. Additional storage space can be found in the mechanical area.

This move-in-ready home combines style, comfort, and flexibility in a well-established, amenity-rich neighborhood. Donâ€™t miss your opportunity to own a home thatâ€™s been thoughtfully updated and meticulously maintained.

Built in 2005

**Essential Information**

MLS® #	A2223305
Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,913
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	63 New Brighton Drive Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4B2

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	10
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
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