

# \$580,000 - 1223 New Brighton Park Se, Calgary

MLS® #A2242459

**\$580,000**

3 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

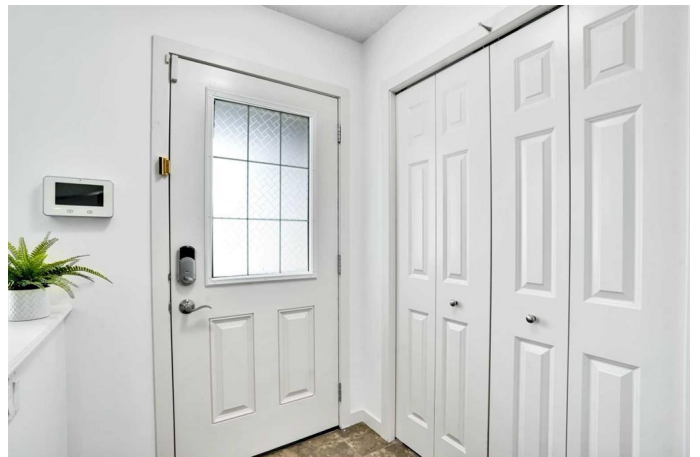
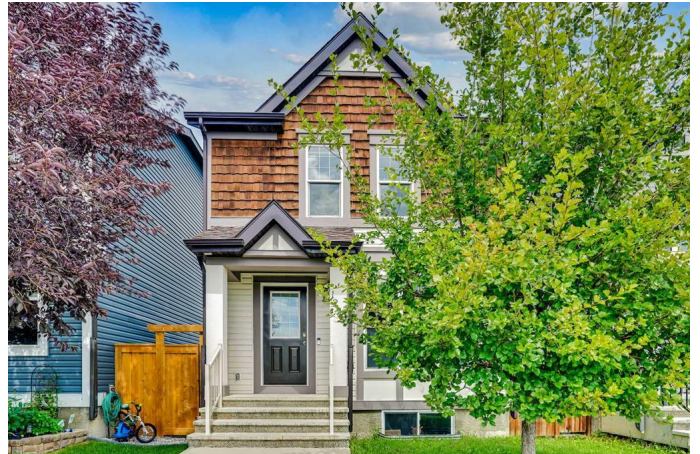
ELL-MAINTAINED FAMILY HOME | FRESH  
PAINT & NEW CARPET | OVERSIZED  
DOUBLE GARAGE

Welcome to this beautifully kept detached home, perfectly designed for comfortable family living. Featuring a bright and functional layout, the main floor offers a spacious living room that flows seamlessly into the dining area and kitchen—ideal for both everyday living and entertaining. Step out through the patio doors onto a large deck, perfect for summer BBQs, overlooking a beautifully landscaped backyard.

Recently painted and updated with new carpet, the home feels fresh and modern throughout. Upstairs, you'll find a spacious primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a full bathroom—providing plenty of space for a growing family or home office needs.

The oversized 19' x 23' detached double garage offers ample room for vehicles, storage, or even a workshop. Ideally located just steps from Dr. Martha Cohen School, and close to transit, shopping, dining, and major routes including Stoney Trail and Deerfoot. This move-in-ready gem is nestled in a vibrant, family-friendly community—don't miss your chance to call it home!

Built in 2010



## Essential Information

MLS® #	A2242459
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1223 New Brighton Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0X8

## Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	49
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
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