

\$669,900 - 209 New Brighton Lane Se, Calgary

MLS® #A2269315

\$669,900

3 Bedroom, 3.00 Bathroom, 1,810 sqft
Residential on 0.11 Acres

New Brighton, Calgary, Alberta

Welcome to 209 New Brighton Lane, a warm and inviting home set on a large corner lot in one of Calgary's most loved family communities. This property offers a practical layout and thoughtful upgrades that provide comfort, reliability, and room to grow.

Inside, the main floor is bright and welcoming with large windows that bring natural light into the kitchen, dining, and living areas. The living room is centered around a stone fireplace that adds warmth and character. The kitchen offers rich cabinetry, a central island with seating, and clear sightlines toward the backyard for easy connection during family gatherings or everyday routines. Upstairs, the spacious bonus room serves as an ideal second living area for movie nights, games, or unwinding together. The primary bedroom provides a calm retreat with its own ensuite featuring a soaker tub and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, offering comfortable spaces for family or guests. The unfinished basement is roughed in for a bathroom and ready to become whatever your home needs next, whether that is a recreation area, home gym, office, or additional bedroom and bathroom.

One of the standout features of this property is the backyard. The large PVC deck was designed for everyday living and year-round enjoyment. Soft lighting integrated into the steps adds an inviting glow in the evenings,



creating a warm atmosphere for relaxed family time or gatherings with friends. There is more than enough space for both an outdoor dining area and a lounge setup, making it feel like a true extension of the main living space. The yard is fully fenced with plenty of room to play, complete with a play structure and storage shed, making it easy to settle in and start enjoying the space right away.

This home has been exceptionally well cared for. Key upgrades include furnace and air conditioning (2018), heated garage (2018), new water heater (2025), new roof (2025), large outdoor deck (2021), and exterior trim refresh (2022), BBQ gas line, and indoor and outdoor speaker systems to add comfort and enjoyment to daily life.

New Brighton is known for its welcoming family atmosphere, parks, beautiful ponds, playgrounds, and excellent community amenities. Residents enjoy access to the New Brighton Clubhouse with a splash park, tennis courts, volleyball, skating, and year-round programming. The community is close to schools, grocery stores, restaurants, and everyday conveniences. South Health Campus is approximately 10 minutes away and quick access to both Deerfoot and Stoney Trail make commuting easy.

This is a home designed for family life, connection, and comfort in a community built for belonging.

Built in 2006

Essential Information

MLS® #	A2269315
Price	\$669,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	209 New Brighton Lane Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0E1

Amenities

Amenities	Clubhouse, Other, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street, On Street
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 5th, 2025
Zoning	R-G
HOA Fees	350
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.