



**101 New Brighton Walk SE  
Calgary, Alberta**

**MLS # A2306336**



**\$399,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** TV Mount In Bedroom, Metal Shelves in Living Room, Cup Hooks Kitchen, Mounted Fireplace, Mantel in Living Room,

Step into easy, stylish living in this beautifully appointed former show home in New Brighton. Designed with both comfort and function in mind, the sun-filled main living area offers an airy open layout where the kitchen, dining, and living spaces flow naturally together. Expansive windows invite in natural light, while quartz countertops, stainless steel appliances, full-height cabinetry, and a generous island create a polished yet welcoming heart of the home. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite, while two additional bedrooms, a full bath, and upper-level laundry provide flexibility for family life, guests, or work-from-home needs. The heated, attached garage adds exceptional versatility with a flex area that works as a gym, office, hobby space, or extra storage, and the home also features a new furnace installed in December, 2024. Beyond the front door, enjoy a connected lifestyle with nearby parks, pathways, ponds, schools, shopping, and recreation, plus community amenities including tennis courts, a splash park, outdoor skating, and fitness spaces. With quick access to Stoney Trail, commuting across the city is simple while still enjoying the warmth and convenience of this established neighbourhood. Some photos have been virtually staged.