



1876 New Brighton Drive SE
Calgary, Alberta

MLS # A2315762



\$639,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,941 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Contact seller directly

****Click brochure link for more details**NEW BATHROOM TILES, FRESHLY PAINTED & MOVE-IN READY. STUNNING, METICULOUSLY MAINTAINED HOME IN NEW BRIGHTON!** This beautiful 2-story property offers 1,941 sq ft of developed above-ground living space, 3 spacious bedrooms, and 2.5 bathrooms. Situated in a safe, family-friendly 30 km/h playground zone directly across from a park, it sits within a 5-minute walk to New Brighton School and Dr. Martha Cohen School. Enjoy prime community convenience just 400m from the New Brighton Clubhouse (Splash park, tennis courts, skating rink) and steps from central walking trails. This meticulously maintained property features a functional and spacious layout. The main floor welcomes you with beautiful hardwood flooring throughout, leading into an open-concept kitchen and dining area, and a cozy living room highlighted by a classic stone fireplace. This level also includes a convenient laundry room and a 2-piece bathroom. Upstairs, the fully carpeted second floor opens up to a massive bonus room, perfect for family gatherings or a home office. It offers 3 spacious bedrooms, including a grand master bedroom with a massive walk-in closet and a private 4-piece ensuite. An additional 4-piece family bathroom completes this level. Extensive recent improvements (May 2026) include brand-new bathroom tiles, professional interior painting, modern hardware, and freshly stained dual backyard decks. Key features include a new roof (2021), new carpets (2022), upgraded appliances (2024), a whole-home digital humidifier (2024), and a 5-stage reverse osmosis water filtration system (2025). Complete with a built-in central vacuum, double attached garage, and a full, unfinished basement with a bathroom rough-in ready for your personal touch. Exceptional access to 130th Ave

shopping, South Health Campus, Deerfoot, and Stoney Trail!