

# \$599,900 - 2075 New Brighton Park Se, Calgary

MLS® #A2203030

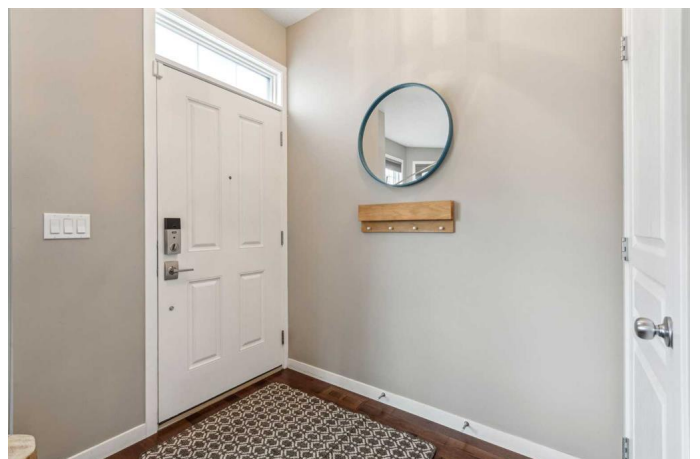
**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Nestled on a quiet street in New Brighton, one of Calgary's best SE communities, awaits your meticulously cared for 1531 square foot home. With the exterior re-done in 2021, falling in love with the cute curb appeal will be easy. Upon entering, you'll notice the gorgeous hardwood floors which continue to the upper floor. The spacious main level floor plan is open throughout, and accentuated by 9 foot ceilings and an abundance of natural light. With upgraded cabinetry, gorgeous quartz countertops, and a large island - the kitchen is perfect for entertaining. Yes, there is a pantry! Leading to the private backyard is a mudroom with cabinetry for an organized space. The upper floor features a double primary design with two large bedrooms, both with their own ensuites and walk-in closets. Off the landing you'll find the bonus room - a solution to your work-from-home needs! This sought-after floor plan is perfect for those seeking privacy and a dedicated flex or office space. Completing the upper level is a laundry room with a newer washer and dryer pair. The clean and tidy basement is open and ready for development. Add a bedroom and a bathroom (roughed in), plus a rec room, or just utilize the large space for storage. Outside, you'll find a composite deck and low-maintenance landscaping. Spend summer nights in the privacy of your own yard - no lawn mowing - just enjoy your life! The cherry on top is the double garage, completely finished and plumbed for heat and a potential EV. Truly a



hobbyist's dream space, complete with shelves and benches for your tool collection, and an epoxy floor. Special features include: triple pane windows, new roof and exterior in 2021, newer washer and dryer in 2021, turf lawn in the front yard, spray foam insulation in the garage, sub panel and wiring for future EV charger installation, Philips Hue smart lighting in the main floor, Rinnai hot water on demand, and A/C! New Brighton is a wonderful, quiet community with resident-only amenities including a clubhouse, splash park, skating rink, and more! Don't miss this move-in ready home - call your Realtor for a private viewing!

Built in 2011

### Essential Information

MLS® #	A2203030
Price	\$599,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2075 New Brighton Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1B1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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