

# \$550,000 - 36 New Brighton Landing Se, Calgary

MLS® #A2212805

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,474 sqft  
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Fantastic home in the beautiful community of New Brighton, where green space & fun are abundant! This home offers you over 1473+ sq ft of maximized "SPLENDID" air-conditioned living space for your enjoyment. BONUS: Single attached garage, full parking concrete driveway, AND backs onto a huge green space & Athletics' park! You are welcomed into a lovely open floor plan with hardwood floors, BRAND NEW CAREPTS, & boasting great windows that invite natural daylight in along with a smooth transition that leads into a great kitchen with an oversized central island featuring a sink/flush eating bar, corner pantry, upgraded appliances which include a fridge, stove, built-in dishwasher and over the range microwave. The great room enjoys views from a large window and a corner gas fireplace. Upstairs: beautiful primary bedroom with a walk-in closet & 3pc private en suite. Plus two more bedrooms & 4pc main bath. Great location with no backyard houses/neighbors, only open views! The large, expansive yard is fully fenced, decked with cover, and landscaped. Welcome Home! You must put this home on your 'Must See List! Check out the New Brighton community features. Website notes: "Operated by the NBRA, the New Brighton Clubhouse is a year-round recreational facility, consisting of a 6500 square foot building. Also on site are: 2 tennis courts, a beach volleyball court, basketball courts, a splash park, a playground, and a hockey rink. Members can gain access to



## 36 NEW BRIGHTON LANDING SE

RE/CA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 731.46 Sq Ft / 67.96 m<sup>2</sup>

UPPER LEVEL (AG) - 742.27 Sq Ft / 68.96 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1,473.73 Sq Ft / 136.91 m<sup>2</sup>



these facilities using their issued membership card, and can also sign in guests. The Bell Tower amenity, pond fountains, and community entrances are among a few other community features the NBRA maintains. In addition to maintaining community features, the NBRA also employs a full-time Recreation Team at the New Brighton Clubhouse, which is responsible for implementing recreational programs and events using various facilities and amenities within the park. To meet all its members' needs, the NBRA offers a variety of fitness, educational, and creative programs for all ages." Call your friendly REALTOR(R) to book a viewing! "QUICK MOVE IN"

Built in 2008

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212805               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,474                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

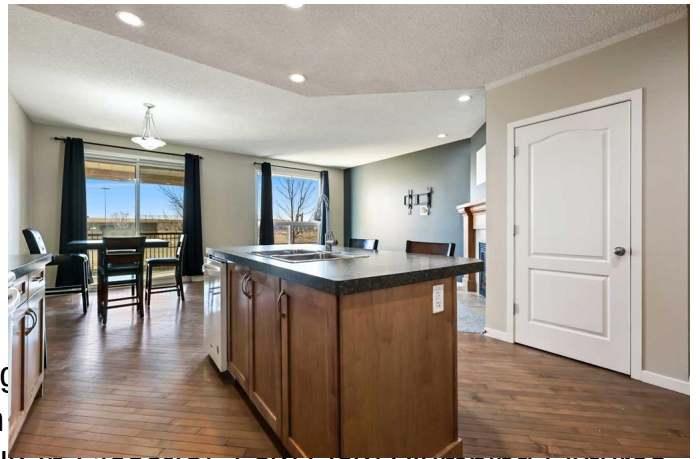
|             |                            |
|-------------|----------------------------|
| Address     | 36 New Brighton Landing Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0S5                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Org, Laminate Counters, Open Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                                            |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                          |



## Exterior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                                                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Interior Lot, Irregular Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                                                                                                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |
| HOA Fees       | 345              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.