

\$650,000 - 198 New Brighton Circle Se, Calgary

MLS® #A2253964

\$650,000

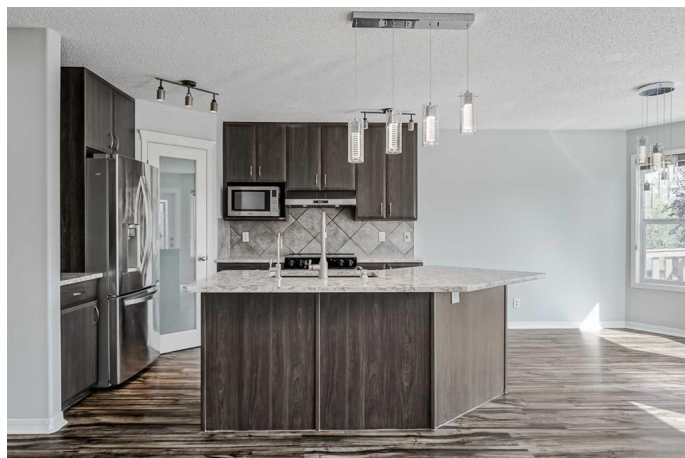
4 Bedroom, 4.00 Bathroom, 1,835 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE SAT OCT 11TH FROM 1-3!!

Discover your dream family home, where modern luxury meets sustainable living in a prime, family-friendly location. This beautifully updated 2-storey home offers over 2,500 square feet of meticulously designed living space, all in a move-in-ready package. The moment you step inside, the open-concept living room welcomes you with brand-new vinyl plank flooring and a cozy gas fireplace, setting the stage for comfortable gatherings. The space flows seamlessly into a stunning eat-in kitchen—a true centerpiece with its modern island, upgraded cabinetry, and brand-new stainless steel appliances. Ascend the stairs to a private family sanctuary, highlighted by a spacious bonus room with a soaring 12-foot ceiling, perfect for an entertainment hub or a quiet retreat. The home boasts 3 generous bedrooms up and 1 down, 3.5 baths, plus a fully finished basement that provides additional living space and versatility. This exceptional home offers unparalleled peace of mind with significant upgrades that matter. Stay comfortable year-round with central A/C and a high-efficiency furnace(2020), and enjoy a continuous supply of hot water with a tankless water heater (2022). A water softener with chlorine guard and a reverse osmosis system ensure the highest water quality. The ultimate upgrade, however, is the 20 solar panels that cover the home's complete electrical needs, offering immense savings and a greener lifestyle. The exterior is just as



impressive, with a new roof (2021), fresh sod (2022), new doors, and a comprehensive security system. All of this is perfectly situated just steps from an elementary school and public transit, easy access to Deerfoot & Stoney Tr offering both convenience and community. This home is a smart investment in your family's future, blending style, functionality, and unbeatable efficiency. Don't miss out on this amazing opportunity to call this your new home.

Built in 2002

Essential Information

MLS® #	A2253964
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	198 New Brighton Circle Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4B4

Amenities

Amenities	Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 8th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.