

# \$549,000 - 2062 New Brighton Gardens Se, Calgary

MLS® #A2248551

## \$549,000

3 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.07 Acres

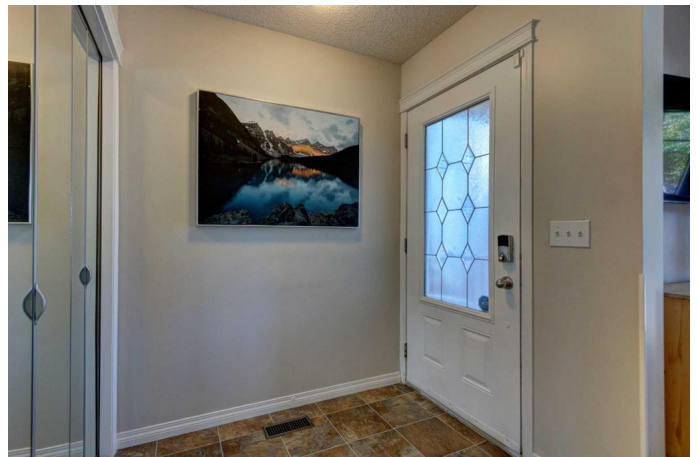
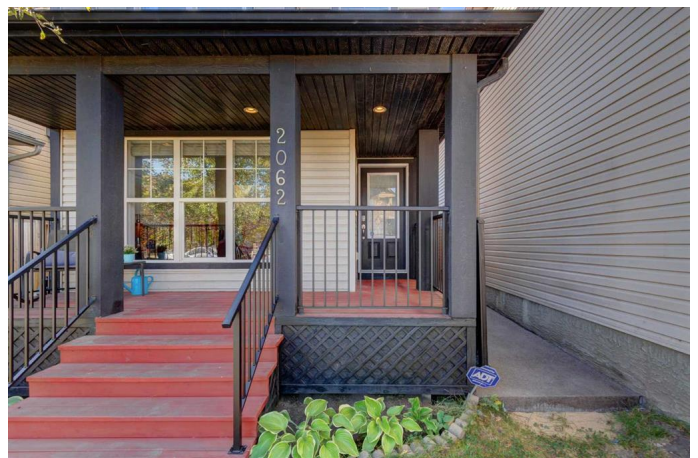
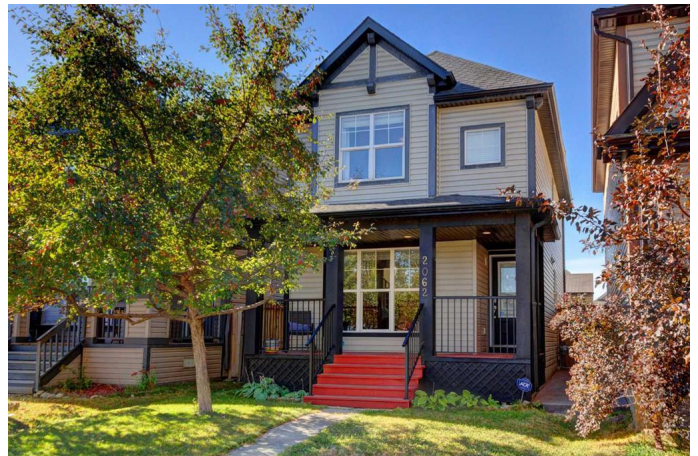
New Brighton, Calgary, Alberta

HUGE GARAGE can park large 20' truck and SUV plus lots of room for all your storage needs. You won't be disappointed with this family home conveniently located on a quiet street, steps from a park. The large front porch welcomes you to this open layout property with 3 bedrooms and 2.5 baths. The central kitchen makes entertaining a breeze with easy access to the low maintenance stamped concert backyard patio, with gazebo perfect for summer barbeques, and cozy evenings around the fire pit. Upstairs is the large master bedroom with walk-in closet and 3-piece ensuite. Two other bedrooms are joined by a 4-piece Jack and Jill washroom making this an ideal home for a growing family. Natural light floods the upper level from two sky lights. The lower level has large windows and awaits your personal vision. Close to amenities, community centre, parks (one at the end of the street), schools, transit and more.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248551  |
| Price          | \$549,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,317     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2006        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2062 New Brighton Gardens Se |
| Subdivision | New Brighton                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0B6                      |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | None                                                                           |
| Parking Spaces | 2                                                                              |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, On Street, Oversized |
| # of Garages   | 2                                                                              |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Walk-In Closet(s)                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Gazebo        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 18                |
| Zoning         | R-G               |
| HOA Fees       | 365               |
| HOA Fees Freq. | ANN               |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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