

# \$589,800 - 152 New Brighton Grove Se, Calgary

MLS® #A2268532

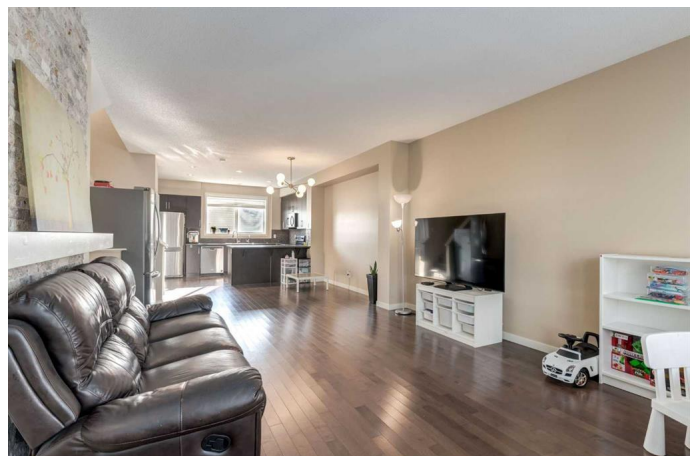
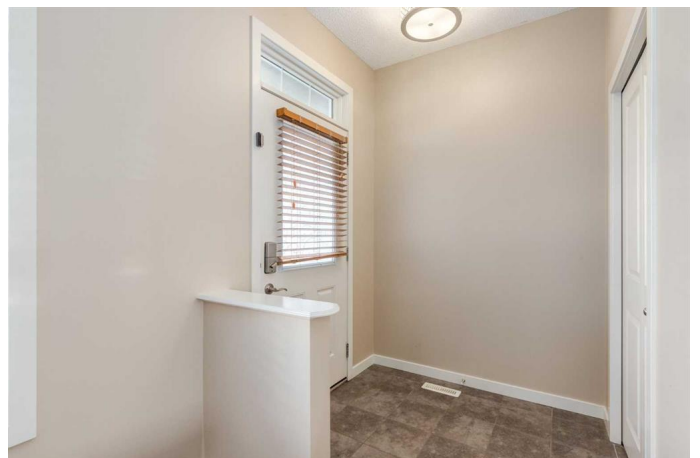
**\$589,800**

3 Bedroom, 4.00 Bathroom, 1,515 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Open House 1-3PM, Saturday, November 8, 2025. Welcome Home to New Brighton! This charming open-concept home is tucked away on a quiet street, offering privacy while still being highly accessible. With a double detached garage and a long list of recent upgrades, this property is move-in ready and perfect for families. The home features a brand new water tank and central A/C installed in 2024, along with fresh paint, new carpet on the stairs and upper floor, new blinds, and EV charging readiness completed in 2025. A larger deck was also added in 2025, providing seamless access from the garage to the back entrance. The main floor welcomes you with hardwood flooring that flows through the living, dining, and kitchen areas. The living room is highlighted by a stunning stone feature wall with an electric fireplace and large windows that fill the space with natural light. The dining area is spacious and open to the kitchen, which features a cabinet peninsula with a breakfast bar and a convenient side mudroom. Upstairs, the primary bedroom offers a generous walk-in closet and ensuite bath, while two additional bedrooms and a second full bathroom complete the level. The fully developed basement adds even more living space with a versatile family room and an additional four-piece bathroom, making it ideal for guests or a home office. The south east-facing backyard is perfect for outdoor living, with a large deck and plenty of space for relaxing or entertaining. With its excellent



location close to schools, New Brighton Athletic Park, and the shops and restaurants of 130th Avenue, this home has everything youâ€™ve been looking for in an established and family-friendly community. Please click the Virtual Tours for more detail!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268532    |
| Price          | \$589,800   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,515       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 152 New Brighton Grove Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 1G1                   |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities                                                                                                           |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                                                  |
| Parking Spaces | 2                                                                                                                               |
| Parking        | Double Garage Detached, Garage Door Opener, Alley Access, In Garage Electric Vehicle Charging Station(s), Garage Faces Rear, On |

|              |                    |
|--------------|--------------------|
|              | Street, Rear Drive |
| # of Garages | 2                  |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, High Efficiency                                                                                    |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Electric, Living Room, Mantle, Stone, Insert                                                                                              |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full                                                                                                                                      |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Zoning         | R-G                |
| HOA Fees       | 362                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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