

# \$675,000 - 249 New Brighton Lane Se, Calgary

MLS® #A2223400

## \$675,000

3 Bedroom, 4.00 Bathroom, 1,830 sqft  
Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Welcome to your next chapter in the vibrant community of New Brighton! This beautifully maintained 3-bedroom, fully developed home is tucked away on a quiet street and is packed with charm, functionality, and style.

From the moment you walk in, you'll feel the warmth and care that's gone into every inch of this home. The bright, open-concept main floor is filled with natural light, creating the perfect setting for both everyday living and entertaining. The kitchen is a standout with sleek stainless steel LG appliances, a spacious breakfast bar, a walk-in pantry, and a generous dining area ideal for hosting family and friends.

Upstairs, you'll find a smart, family-friendly layout that includes a cozy bonus room—perfect for movie nights or quiet downtime. The three spacious bedrooms offer plenty of room to grow, with the primary suite boasting a walk-in closet and a stylish en-suite complete with dual sinks and a four-piece bath.

The fully finished lower level is all about fun and flexibility. Whether you're into game nights, movie marathons, or need a play space for the kids, there's room for it all.

Step outside and discover your private backyard retreat—beautifully landscaped with mature trees, a large deck for summer BBQs, and your very own hot tub for year-round relaxation.

Additional perks include main floor laundry, ample storage, a tankless hot water system



(2016), new roof (2019), updated carpet (2016), and Hunter Douglas blinds. Close to schools, parks, walking paths, shopping, and everything else you need, this home checks all the boxes. Come see it for yourselfâ€”youâ€™ll be glad you did!

Built in 2006

### Essential Information

MLS® #	A2223400
Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,830
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	249 New Brighton Lane Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	6
Zoning	R-G
HOA Fees	355
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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