\$725,000 - 94 New Brighton Manor Se, Calgary

MLS® #A2202089

\$725,000

4 Bedroom, 4.00 Bathroom, 1,944 sqft Residential on 0.10 Acres

New Brighton, Calgary, Alberta

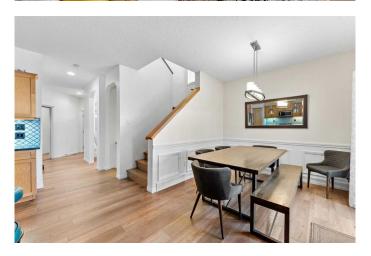
OPEN HOUSE Saturday, March 5th & Sunday, March 6th from 1pm-4pm Welcome to this stunning 3-bedroom, 3.5-bathroom home located in the sought-after community of New Brighton. Upon entering the spacious foyer, you will notice the charming sitting room/office with beautiful wainscoting, adding a touch of elegance to the space. Over the past two years, this home has been beautifully upgraded with new flooring, countertops, updated appliances, a deck, as well as a new furnace, hot water tank (HWT), and air conditioning unit in 2024, ensuring comfort and efficiency for years to come. This beautiful property boasts a bright, west-facing backyard, perfect for enjoying stunning sunsets and outdoor gatherings.

The open-concept main floor features spacious living areas ideal for family living and entertaining. The gorgeous living room features a stunning fireplace, creating a cozy atmosphere for gatherings. The updated kitchen is a chef's dream, offering updated appliances, ample counter space, and sleek finishes. The luxurious ensuite is a true retreat, complete with a jetted tub, double vanity, ample shelving, and a walk-in closet for ultimate convenience and relaxation.

Upstairs, you will find two more spacious bedrooms and a full bathroom, perfect for family or guests. The fully finished basement is a standout feature, complete with a wet bar for







added convenience and enjoyment. Whether you're hosting friends or unwinding after a long day, this space is perfect for relaxation and fun. Conveniently located near schools, shopping, dining, and the New Brighton Community Center, you'II have everything you need right at your fingertips. For those who enjoy outdoor activities, a nearby skateboard park and easy access to Stoney Trail, Deerfoot Trail, and South Health Campus make this home an ideal choice.

Don't miss your chance to own this beautifully upgraded home in one of Calgary's most desirable neighborhoods!

Built in 2005

Essential Information

MLS® # A2202089 Price \$725,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,944
Acres 0.10

Year Built 2005

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 94 New Brighton Manor Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 4J5

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry,

See Remarks

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood

Fan, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone, Decorative

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Low Maintenance Landscape, Rectangular Lot, See Remarks, Few

Trees

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 18th, 2025

Days on Market 14
Zoning R-G
HOA Fees 356
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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