

\$699,900 - 94 New Brighton Manor Se, Calgary

MLS® #A2218956

\$699,900

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

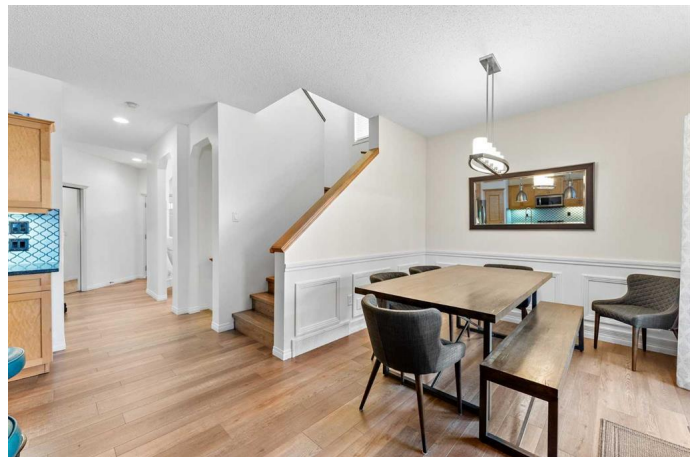
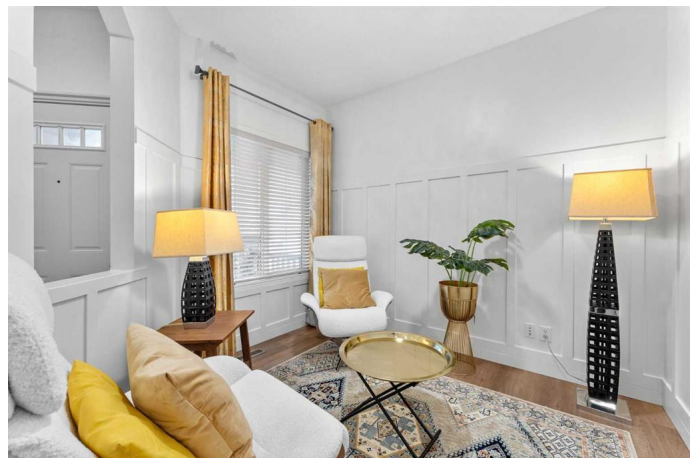
Beautifully Upgraded 3-Bedroom Home in the Heart of New Brighton!

Welcome to this meticulously maintained and thoughtfully upgraded 3-bedroom, 3.5-bathroom home, nestled in the vibrant and highly sought-after community of New Brighton. From the moment you step inside the spacious foyer, youâ€™ll be greeted by a stylish front sitting room or office featuring elegant wainscoting â€“ the perfect blend of charm and functionality.

Over the past two years, this home has seen extensive upgrades, including new flooring, countertops, updated appliances, and the addition of a deck. In 2024, major systems were replaced, including a brand-new furnace, hot water tank, and air conditioning unit â€“ ensuring long-term comfort and peace of mind.

The open-concept main floor is designed for both daily living and entertaining. The inviting living room boasts a beautiful fireplace, creating a warm and welcoming atmosphere. The modern kitchen is a chefâ€™s delight with sleek finishes, ample counter space, and high-quality appliances.

Upstairs, the spacious primary suite is a luxurious retreat, featuring a jetted tub, double vanity, generous shelving, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, making it



perfect for families or guests.

The fully finished basement offers even more living space, complete with a wet bar – ideal for entertaining or relaxing at the end of the day.

Enjoy the bright, west-facing backyard – perfect for sunsets, outdoor dining, and gatherings. Located just minutes from top-rated schools, shopping, dining, the New Brighton Community Center, and outdoor amenities including a skateboard park, this home also provides easy access to Stoney Trail, Deerfoot Trail, and South Health Campus.

Don't miss this opportunity to own a beautifully upgraded home in one of Calgary’s most desirable neighborhoods!

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218956 |
| Price | \$699,900 |
| 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 | Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |
| HOA Fees | 356 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office

eXp Realty

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