

\$669,000 - 85 Brightondale Parade Se, Calgary

MLS® #A2140321

\$669,000

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Welcome to 85 Brightondale Parade SE, Calgary! Nestled in the desirable community of New Brighton, this stunning 1,996 sq ft home offers the perfect blend of comfort, style, and convenience. With no neighbours behind, you'll enjoy serene views and direct access to the beautiful greenspace of New Brighton Schoolyard.

This home features four bedrooms and four baths, providing ample space for your family and guests. On the main level, the open-concept kitchen, dining, and living area is designed for modern living, complemented by a convenient laundry room. The second level boasts two spacious bedrooms, a 4-piece bath, and a luxurious primary bedroom with a 4-piece ensuite and walk-in closet.

Additionally, there is a family room, perfect for a TV room or children's play area. The basement includes a large bedroom with a walk-in closet, a recreation room, a 3-piece bath, and a utility/furnace room.

The community of New Brighton is known for its extensive walking trails, allowing you to explore scenic paths perfect for a stroll or an invigorating run. There are two excellent schools within close proximity, ensuring a short and easy commute for your children. Multiple playgrounds are nearby, offering endless family fun and outdoor activities. Conveniently located near various shopping centers, all your daily needs and more are easily met. As a resident, you'll enjoy exclusive access to the private community center



featuring tennis courts, an ice rink, and a splash park, providing year-round entertainment for all ages.

This is more than just a house; it's a place to call home in a vibrant and welcoming community. Don't miss out on this incredible opportunity to live in one of Calgary's most sought-after neighbourhoods. Schedule a viewing today and experience all that 85 Brightondale Parade SE and New Brighton have to offer!

Built in 2004

Essential Information

MLS® #	A2140321
Price	\$669,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	85 Brightondale Parade Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G5

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation
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	Facilities, Workshop
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, On Street, Side By Side

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Factory Built, Gas, Glass Doors, Insert, Living Room, Oak, Raised Hearth, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Playground, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 28th, 2024
Days on Market	14
Zoning	R-1
HOA Fees	374.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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