

\$710,000 - 23 New Brighton Close Se, Calgary

MLS® #A2175833

\$710,000

3 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

REMODELLED MODERN FARMHOUSE | SOUTH BACKYARD Welcome to 23 New Brighton Close—a stunning family retreat nestled in the highly sought-after community of New Brighton. This south backing lot gem captivates from the very first glance, showcasing beautiful curb appeal with its contemporary design and inviting exterior. Designed with family living and entertaining in mind, this “like-new” 2-storey home features an open-concept layout that balances elegance and comfort.

Step inside to discover a bright, airy main floor adorned with modern flooring throughout. The chef-inspired kitchen is a showstopper, featuring premium cabinetry, stainless steel appliances, a gas stove, and a convenient eat-up bar for casual meals or gatherings. Storage is never an issue here, thanks to the large pantry and ample cabinetry. Flowing seamlessly from the kitchen is the spacious dining area and a sunlit living room with a full wall of windows overlooking the private backyard—an entertainer’s dream! This area also boasts a cozy gas fireplace and direct access to the south-facing backyard.

Upstairs, you’ll find three generously-sized bedrooms, each offering plenty of natural light and closet space. The primary suite is an



elegant escape, featuring a spacious and luxurious 4-piece ensuite. Additional conveniences include upstairs laundry and a 3-piece bathroom for family or guests.

The basement is an open canvas ready for your personal touch, offering an opportunity to create an additional living space, home gym, or recreation room that fits your lifestyle.

Located in the vibrant community of New Brighton, this home combines the peace of suburban life with easy access to everything you need. Nearby shopping, dining, and excellent schools make this a perfect neighborhood for families.

This home truly has it all—beautifully appointed, immaculately maintained, and perfectly situated in a family-friendly neighborhood. Don’t miss your chance to make this exceptional home your own!

Built in 2007

Essential Information

MLS® #	A2175833
Price	\$710,000
Sold Price	\$710,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	23 New Brighton Close Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0E4

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Gas Water Heater, Humidifier, Range Hood, Refrigerator, Oven, Range, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 18th, 2024
Days on Market	18
Zoning	R-G
HOA Fees	600.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.