

# \$695,000 - 78 New Brighton Manor Se, Calgary

MLS® #A2211800

**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,841 sqft  
Residential on 0.10 Acres

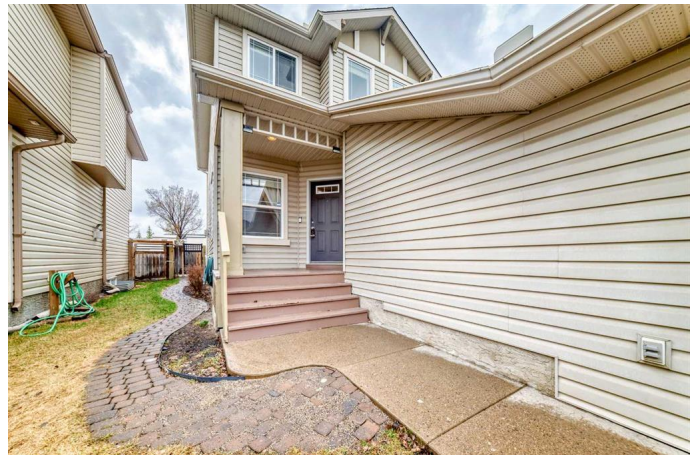
New Brighton, Calgary, Alberta

Welcome to this beautifully maintained detached home located in the highly sought-after community of New Brighton! This spacious and thoughtfully designed property offers 4 bedrooms and 3.5 bathrooms, perfect for growing families or multi-generational living.

Step inside to a warm and inviting main floor featuring rich hardwood throughout, a cozy carpeted den ideal for a home office, and a convenient powder room. The bright and functional kitchen boasts stainless steel appliances, and the adjacent living area is anchored by a charming fireplace – perfect for relaxing evenings.

Upstairs, you'll find three generous bedrooms, including a serene master retreat complete with a walk-in closet and luxurious ensuite. A second full bath serves the additional bedrooms. The basement is fully developed and includes a fourth bedroom, a full bath, and a spacious rec room featuring a built-in TV stand with included AV equipment and a wired speaker system – ideal for movie nights or entertaining.

Additional features include a dedicated laundry room with a brand-new washer and dryer, central vacuum, and a new hot water tank. Outside, enjoy the beautifully landscaped backyard with a deck, open stone patio, pergola, and storage shed – perfect for



summer gatherings.

Donâ€™t miss this incredible opportunity to own a feature-packed home in one of Calgaryâ€™s most vibrant family-friendly communities!

Built in 2003

**Essential Information**

MLS® #	A2211800
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	78 New Brighton Manor Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J3

**Amenities**

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

**Interior**

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer, Window Coverings, Gas Oven, Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	55
Zoning	R-G
HOA Fees	363
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KT Capital Realty Inc.
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