

# \$719,800 - 198 New Brighton Circle Se, Calgary

MLS® #A2236097

**\$719,800**

4 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Fully Renovated & Upgraded 2-Storey Home |  
4 Bed | 3.5 Bath | Over 2,500 Sq Ft | Prime  
Family Location

MOVE IN - READY and packed with premium upgrades, this beautifully updated 2-storey home offers over 2,500 sq ft of comfortable living space—perfect for a growing family. Located just steps from an elementary school and public transit, this home combines modern convenience with a family-friendly neighborhood.

Main Features:

Spacious Eat-In Kitchen — Modern island, upgraded cabinetry, and brand-new stainless steel appliances

Open-Concept Living Room — Cozy gas fireplace and vinyl plank flooring throughout the main floor

Large Bonus Room — Soaring 12 ft ceiling, ideal for entertaining or a family retreat

4 Bedrooms & 3.5 Bathrooms — Including a fully finished basement with additional living space

Interior Highlights:

Brand-new carpet with 1-year warranty



Pot lights, ceiling fan with bright LED lighting

Automated blinds on most windows for effortless privacy and light control

Major Upgrades:

Central A/C, high-efficiency furnace & humidifier

Tankless water heater and water softener with chlorine guard + reverse osmosis system

20 solar panels covering the home’s full electrical needs”save on utilities!

New roof (2022), fresh sod (2022), and fencing

Automated garage door and comprehensive security system included

New front & back doors for enhanced curb appeal and energy efficiency

This exceptional home blends style, functionality, and sustainability”all in a prime location. Don’t miss this opportunity to own a turn-key property in a highly sought-after neighborhood. Book your private showing today!

Built in 2002

Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2236097  |
| Price    | \$719,800 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,834       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 198 New Brighton Circle Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4B4                    |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Clubhouse, Park, Recreation Facilities, Day Care |
| Parking Spaces | 5                                                |
| Parking        | Double Garage Attached, Driveway                 |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks                                                                                                                                                                                   |
| Appliances        | Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, See Remarks, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Water Conditioner, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Great Room, Gas Log                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Storage, Lighting                                       |
| Lot Description   | Back Yard                                               |
| Roof              | Asphalt Shingle                                         |
| Construction      | Aluminum Siding, Concrete, Wood Frame, Composite Siding |
| Foundation        | Poured Concrete                                         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |
| HOA Fees       | 362            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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