

# \$559,900 - 77 New Brighton Heights Se, Calgary

MLS® #A2238164

## \$559,900

3 Bedroom, 3.00 Bathroom, 1,365 sqft

Residential on 0.07 Acres

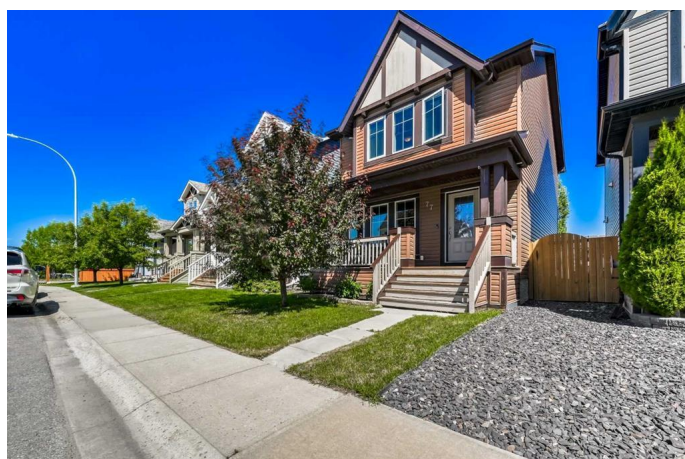
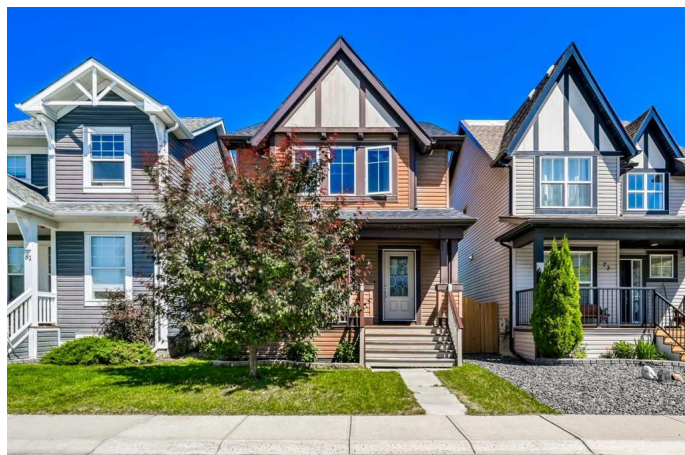
New Brighton, Calgary, Alberta

Welcome to this stunning home in New Brighton, located in a cul-de-sac just steps from schools, parks, shopping, transit, and more. With tasteful upgrades throughout, this home features a popular open floor plan with a 3-way fireplace, knockdown ceilings, large windows, and architectural details that fill the space with natural light. The kitchen includes a large central island with sink and eating bar, granite countertops, black appliances, tile backsplash, and ample maple cabinetry. Upstairs, find 3 bedrooms, including a primary suite with ensuite and walk-in closet. Additional features include a covered front veranda, oversized 16x9 rear deck, two outdoor parking stalls, BBQ gas line, landscaped front and back yard, large side area could be great for a dog run, and more. New roof in 2021. Come and see this great home. Book your showing with your agent today! Open house Saturday July 12, 11 AM - 1 PM

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238164  |
| Price      | \$559,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,365       |
| Acres          | 0.07        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 77 New Brighton Heights Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0P7                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse  |
| Parking Spaces | 2  |
| Parking        | Alley Access, Parking Pad, RV Access/Parking, Stall, Unpaved |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Pantry   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Three-Sided  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Dog Run   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market            6  
Zoning                      R-G  
HOA Fees                   362  
HOA Fees Freq.           ANN

**Listing Details**

Listing Office              Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.