

# \$580,000 - 1223 New Brighton Park Se, Calgary

MLS® #A2242459

**\$580,000**

3 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

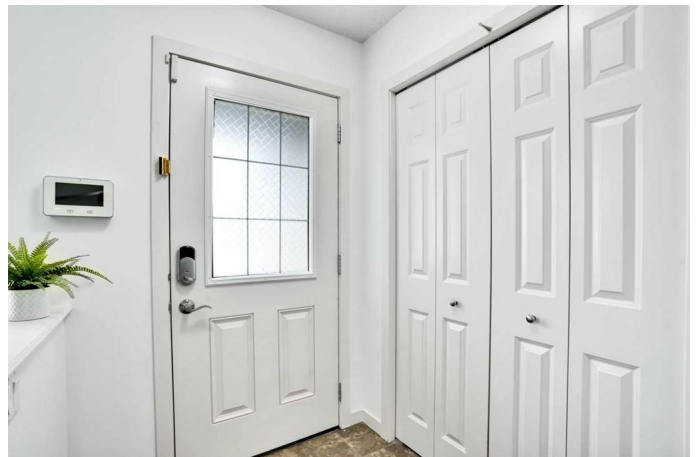
ELL-MAINTAINED FAMILY HOME | FRESH  
PAINT & NEW CARPET | OVERSIZED  
DOUBLE GARAGE

Welcome to this beautifully kept detached home, perfectly designed for comfortable family living. Featuring a bright and functional layout, the main floor offers a spacious living room that flows seamlessly into the dining area and kitchen—ideal for both everyday living and entertaining. Step out through the patio doors onto a large deck, perfect for summer BBQs, overlooking a beautifully landscaped backyard.

Recently painted and updated with new carpet, the home feels fresh and modern throughout. Upstairs, you'll find a spacious primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a full bathroom—providing plenty of space for a growing family or home office needs.

The oversized 19' x 23' detached double garage offers ample room for vehicles, storage, or even a workshop. Ideally located just steps from Dr. Martha Cohen School, and close to transit, shopping, dining, and major routes including Stoney Trail and Deerfoot. This move-in-ready gem is nestled in a vibrant, family-friendly community—don't miss your chance to call it home!

Built in 2010



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242459    |
| Price          | \$580,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,207       |
| Acres          | 0.06        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1223 New Brighton Park Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0X8                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
|-------------------|--------------------------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                        |
| Construction    | Cedar, Vinyl Siding, Wood Frame        |
| Foundation      | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 30              |
| Zoning         | R-G             |
| HOA Fees       | 362             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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