$593,500 - 1737 New Brighton Drive Se, Calgary

MLS® #A2208690

$593,500

4 Bedroom, 4.00 Bathroom, 1,365 sqft
Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Open House 3:00pm - 5:00pm Sunday, April 6. Nestled in the heart of the sought after New Brighton community, this beautifully maintained former show home offers over 1,750 sq.ft. of thoughtfully developed living space, designed with families in mind. Known for its vibrant, welcoming atmosphere, New Brighton features a well planned layout with parks, walking paths, and green spaces throughout, all while offering convenient access to major roads, shopping, schools, and amenities making it one of Calgaryâ€™s most desirable neighbourhoods. Inside, the home greets you with an open concept main floor where natural light floods in from both the front and back, creating a bright and airy living space. The spacious entryway flows seamlessly into the living room, dining area, and kitchen, all anchored by a stunning 270 degree natural gas fireplace that brings warmth and elegance to both gathering spaces. A convenient half bath rounds out the main level. Upstairs, youâ€™ll find three well proportioned bedrooms, including a primary suite featuring a private 4 piece ensuite and a walk in closet, while the other two bedrooms share an additional full 4 piece bathroom ideal for a growing family. Downstairs, the fully finished basement adds valuable living space with a fourth bedroom, a modern 3 piece bathroom, a large flex room perfect for a home gym, office, or play area, ample storage, and a dedicated laundry room. This home has seen key updates to ensure long term comfort and

value, including a new roof (2021), new hot water tank (2021), and a new furnace (2024), giving you peace of mind from day one. Outside, enjoy relaxing on the charming front porch, or entertain guests on the large back deck, overlooking a fully fenced and landscaped yard thatâ€™s perfect for kids or pets. A double rear gravel parking pad provides convenient off street parking with future garage potential (subject to City of Calgary approval). The location is unbeatable for families. A Calgary Transit bus stop is literally right in front of the house for easy commuting, and Dr. Martha Cohen School sits just across the street, no more long drop offs. Kids will love the basketball court, baseball diamond, and expansive green field nearby, while the whole family can enjoy nature walks around New Brighton Central Park and Pond, only steps from your door. Whether youâ€™re a young family, first-time homebuyer, or looking for a turnkey property in a vibrant, community focused neighbourhood, this one checks all the boxes. Welcome home.

Built in 2008

Essential Information

MLS® #	A2208690
Price	$593,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,365
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1737 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0T9

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Alley Access, Outside, Parking Pad, Rear Drive

Interior

Interior Features	Kitchen Island, No Animal Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	365
HOA Fees Freq.	ANN

Listing Details

Listing Office 2% Realty

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