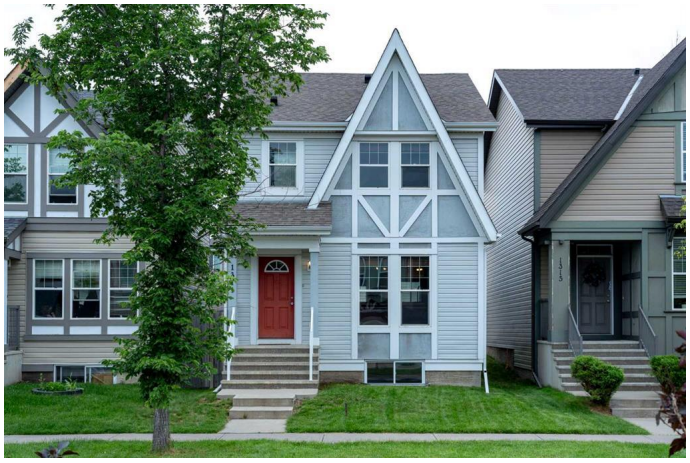
$574,999 - 1311 New Brighton Drive Se, Calgary

MLS® #A2243422

$574,999

3 Bedroom, 4.00 Bathroom, 1,335 sqft
Residential on 0.06 Acres

New Brighton, Calgary, Alberta



Step into a home that feels like it was made for youâ€”where mornings start with sunlight pouring into an open-concept main floor, and evenings wind down in a cozy, finished basement built for entertaining or unwinding in style. This 2-storey gem in family-friendly New Brighton offers 1,335 sq ft above grade, plus an additional 633 sq ft of beautifully developed lower-level living spaceâ€”giving you all the room you need to live, relax, and grow. From the moment you enter, you're greeted by a spacious living room that invites connection. The kitchen flows seamlessly into the heart of the home, featuring stainless steel appliances and effortless access to the dining areaâ€”perfect for weeknight dinners or weekend brunches with friends. Upstairs, three bright bedrooms provide privacy and peace, including a spacious primary suite with a walk-in closet and a private ensuite designed to be your daily escape. It even fits a king-sized bedâ€”with room to spare. Downstairs, the professionally finished basement (completed in 2020) adds serious lifestyle value, with a sleek dry bar, stylish vinyl plank floors, and a stunning full bath featuring quartz counters and a fully tiled walk-in showerâ€”ideal for guests or a luxe home retreat. A huge bonus is the central A/C - no need to fear those hot summer days! Outside, your oversized double garage (21'5" x 23'3") offers the kind of space thatâ€™s rarely foundâ€”room for vehicles, hobbies, storage, or all three. Meticulously maintained and

move-in ready, this home is nestled in a vibrant, welcoming community with parks, paths, and amenities just moments away. Whether you're starting a new chapter or leveling up your lifestyle, this New Brighton beauty checks every box. Don't waitâ€”this is the one you've been watching for. Book your private showing today.

Built in 2009

Essential Information

MLS® #	A2243422
Price	$574,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,335
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1311 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0W2

Amenities

Amenities	Clubhouse, Recreation Facilities, Party Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark

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.