

# \$549,900 - 77 New Brighton Heights Se, Calgary

MLS® #A2238164

**\$549,900**

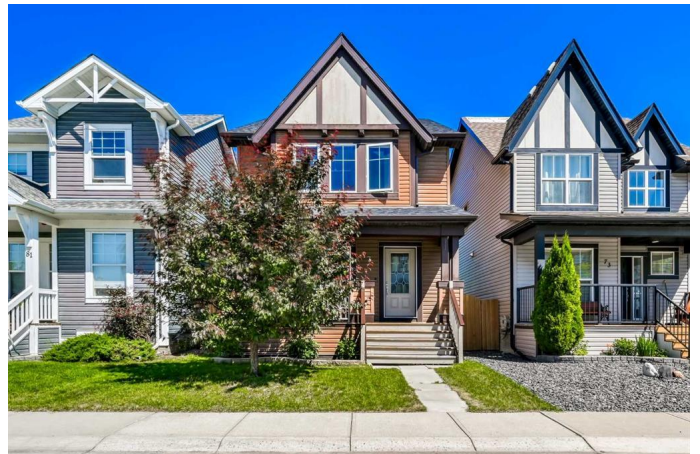
3 Bedroom, 3.00 Bathroom, 1,365 sqft

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!

Built in 2009



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238164  |
| Price          | \$549,900 |
| 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        | Parking Pad, RV Access/Parking, Stall, Alley Access, 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, Landscaped, Rectangular Lot, Cul-De-Sac, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Vinyl Siding                                                                     |
| Foundation        | Poured Concrete                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 55              |
| Zoning         | R-G             |
| HOA Fees       | 362             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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