

\$725,000 - 94 New Brighton Manor Se, Calgary

MLS® #A2202089

\$725,000

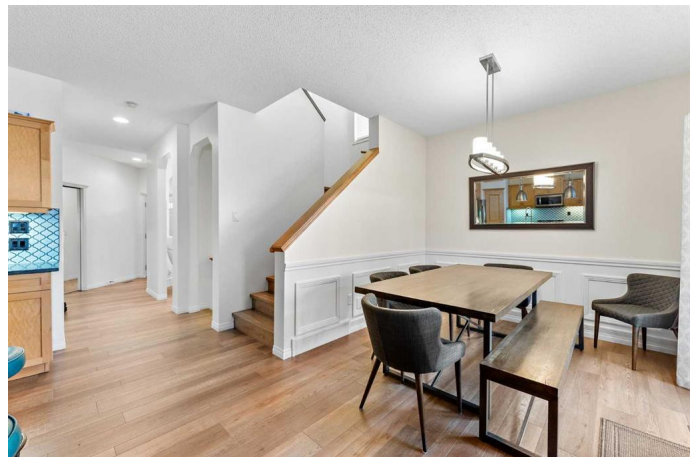
4 Bedroom, 4.00 Bathroom, 1,944 sqft
Residential on 0.10 Acres

New Brighton, Calgary, Alberta

****OPEN HOUSE Saturday, April 5th & Sunday, April 6th from 1pm-4pm**** Welcome to this stunning 3-bedroom, 3.5-bathroom home located in the sought-after community of New Brighton. Upon entering the spacious foyer, you will notice the charming sitting room/office with beautiful wainscoting, adding a touch of elegance to the space. Over the past two years, this home has been beautifully upgraded with new flooring, countertops, updated appliances, a deck, as well as a new furnace, hot water tank (HWT), and air conditioning unit in 2024, ensuring comfort and efficiency for years to come. This beautiful property boasts a bright, west-facing backyard, perfect for enjoying stunning sunsets and outdoor gatherings.

The open-concept main floor features spacious living areas ideal for family living and entertaining. The gorgeous living room features a stunning fireplace, creating a cozy atmosphere for gatherings. The updated kitchen is a chef's dream, offering updated appliances, ample counter space, and sleek finishes. The luxurious ensuite is a true retreat, complete with a jetted tub, double vanity, ample shelving, and a walk-in closet for ultimate convenience and relaxation.

Upstairs, you will find two more spacious bedrooms and a full bathroom, perfect for family or guests. The fully finished basement is a standout feature, complete with a wet bar for



added convenience and enjoyment. Whether you're hosting friends or unwinding after a long day, this space is perfect for relaxation and fun. Conveniently located near schools, shopping, dining, and the New Brighton Community Center, you'll have everything you need right at your fingertips. For those who enjoy outdoor activities, a nearby skateboard park and easy access to Stoney Trail, Deerfoot Trail, and South Health Campus make this home an ideal choice.

Don't miss your chance to own this beautifully upgraded home in one of Calgary's most desirable neighborhoods!

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202089 |
| Price | \$725,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,944 |
| Acres | 0.10 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 94 New Brighton Manor Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 4J5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Decorative, Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 17 |
| Zoning | R-G |
| HOA Fees | 356 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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