

# \$575,000 - 196 New Brighton Green Se, Calgary

MLS® #A2261539

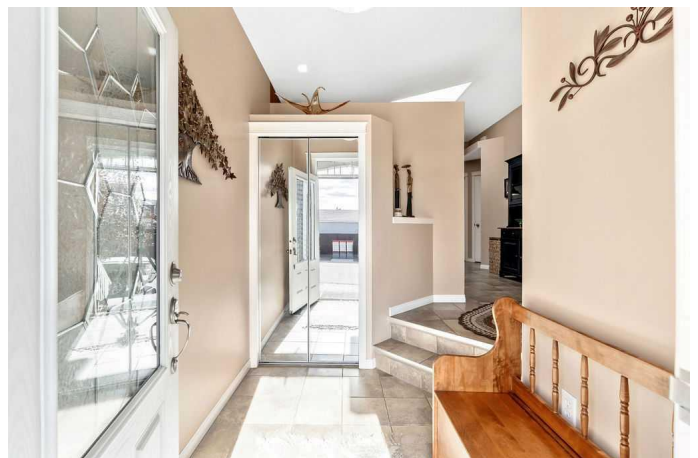
**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,010 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome Home!!! This beautiful raised bungalow is located on a great family friendly block in the community of New Brighton. With almost 1900 sq ft of living space this property is perfect for young families, first time home buyers and investors. When you step inside you will notice how pristine this home has been kept. You are greeted with a large foyer with ceramic tile that flows throughout the main floor. The kitchen has stainless steel appliances, pantry, granite countertops, and ample counter and cupboard space. The open layout opens to a great living room with large windows to let in the natural light. The primary bedroom has large windows, big closets and a 4 piece ensuite. The main floor is capped off with a second bedroom and a 2 piece powder room. Downstairs is fully developed with 2 more bedrooms, laundry room, and 4 piece bathroom and a great area to watch movies with the family. Step outside where you have your own personal oasis! A large deck that is built to last! Concrete on top, you will never have to worry about maintenance, a great place to host BBQ's with your friends! step down onto a great patio in this low maintenance back yard. There is a great little area to let the dog out also! the double detached garage has plywood lining the walls, great for storage and parking the cars This property is conveniently located close to shopping, schools, parks and bike paths! Don't miss out on this one!!!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261539    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,010       |
| Acres          | 0.06        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 196 New Brighton Green Se |
| Community   | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0J8                   |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                    |
| Parking Spaces | 4                                                                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off Street, On Street, See Remarks |
| # of Garages   | 2                                                                                                       |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Pantry, Storage, Vinyl Windows                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                         |

|                 |                             |
|-----------------|-----------------------------|
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Basement, Gas, Mantle, Tile |
| Has Basement    | Yes                         |
| Basement        | Finished, Full              |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | R-G               |
| HOA Fees       | 362               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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