

# \$549,900 - 172 New Brighton Green Se, Calgary

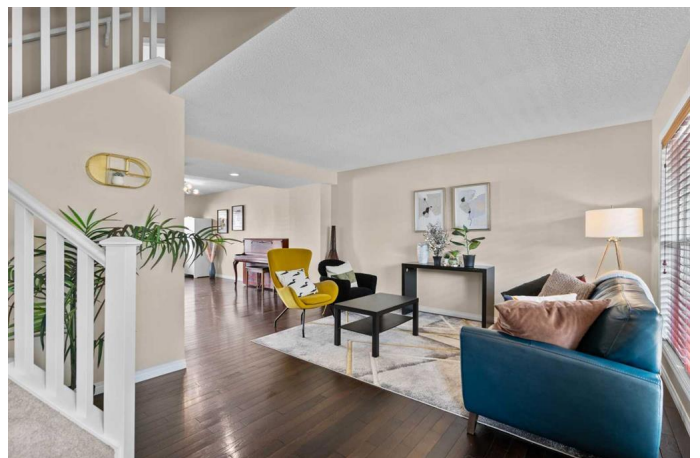
MLS® #A2232234

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,373 sqft  
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Nestled in the heart of the charming and family-centric community of New Brighton, Calgary! This established neighbourhood offers an idyllic setting for starting your family journey. Enjoy abundant parks, scenic walking & riding trails, and tranquil ponds right outside your door. Shopping, diverse restaurants, major transit routes, and schools for all ages are conveniently close, making daily life effortless. This beautiful two-storey detached home offers the perfect blend of space, functionality, and comfort, featuring 1,373 sq ft above grade and a total developed area of 2,025 sq ft, including a fully finished basement. Plus, enjoy the convenience of an oversized double detached garage! Step Inside to the inviting main floor and be greeted by an open yet warm layout designed for family living. The functional flow seamlessly connects the cozy living room, dedicated dining area, and an open kitchen – perfect for gatherings and everyday life. A convenient 2-piece bathroom completes this level. Spacious Upper Level. Retreat to the tranquil master bedroom featuring its own private ensuite bathroom. Two additional well-sized bedrooms share access to a full family bathroom, providing ample space for everyone. Versatile Fully Finished Basement. This incredible lower level significantly expands your living space! It features a large recreation room – ideal for games, movies, or a playroom. A separate laundry room. A flexible flex room which can easily be converted into a 4th bedroom to



accommodate a growing family. A practical 3-piece bathroom. And finally a dedicated utility room. Enjoy Outdoor Living. Step outside to your private, comfortable backyard – the perfect sunny or shaded spot for summer BBQs, playtime, and relaxation. Ideal for young families starting Out. This move-in-ready home, in a community built for families with parks, trails, and top schools, is the perfect foundation for your future. The layout grows with you! This is a fantastic opportunity in a highly desirable, established Calgary neighbourhood with strong rental potential or value appreciation. Don't miss this chance to own a wonderful family home in sought-after New Brighton! Your New Brighton story starts here! Schedule your showing today.

Built in 2007

**Essential Information**

MLS® #	A2232234
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,373
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	172 New Brighton Green Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0J8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.