

# \$549,999 - 49 Brightoncrest Way Se, Calgary

MLS® #A2244423

**\$549,999**

3 Bedroom, 4.00 Bathroom, 1,634 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY August 2**

**11AM-1PM\*\*\*** Welcome home to this 1634 sq

ft 3-bedroom home in the sought after

community of New Brighton! This location is

amazing, backing onto green space with a

great park for the kiddos and steps away from

schools, shopping and the New Brighton

Athletic Park. As you enter the home, you are

greeted into an open foyer with beautiful

hardwood floors that lead you into a spacious

open floor plan. The kitchen features a gas

stove, granite countertops, stainless steel

appliances, ample cupboard and counter

space, and a walk-in pantry. The large island

is the centerpiece of this open floor plan and

makes a great spot to entertain guests! The

living room has large windows overlooking the

park and a cozy gas fireplace for those cold

winter nights. The main floor is capped off with

a powder room and mud room. Head upstairs

where you are have 3 bedrooms, with the

spacious primary bedroom complete with

walk-in closet and its own 3 piece ensuite. The

other 2 bedrooms are a great size for the kids

and with a 4 piece bathroom down the hall, its

perfect for the family. Walk downstairs into the

newly-developed basement, with a large open

area to hang out, watch movies or create a

great play area for all those toys! There's also

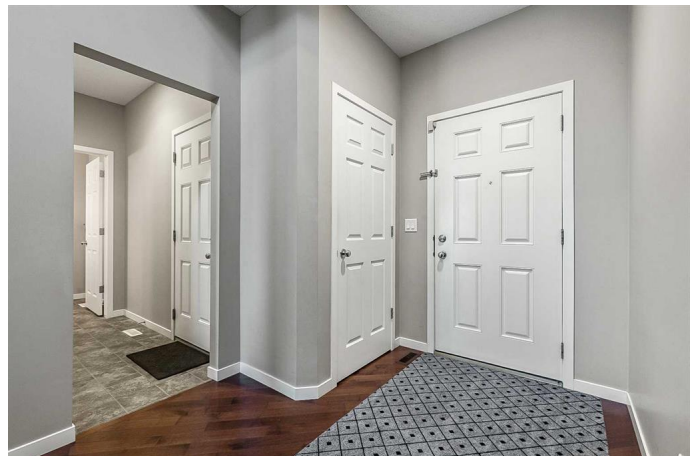
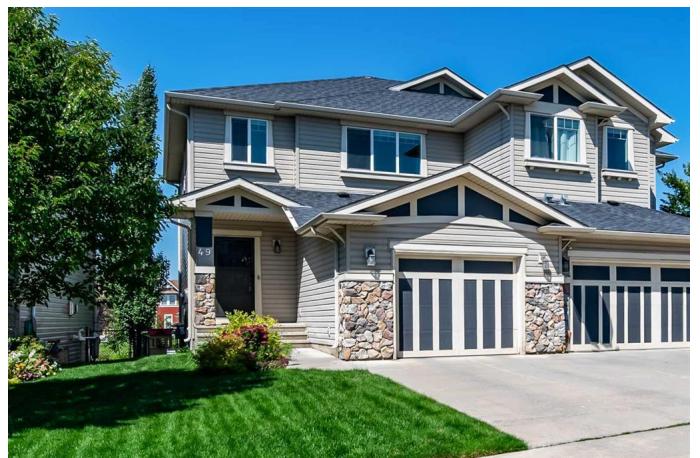
a 3 piece bathroom, office space, storage

space and laundry area to finish off the lower

level. Go outside to the west-facing back yard

and enjoy the large deck, perfect for BBQ'ing

and hanging out with family and friends. The



yard is a great size and backs onto amazing green space. Sit on the deck and watch the kids play with their friends at the park! Don't miss out on this amazing property! Welcome Home!

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244423               |
| Price          | \$549,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,634                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 49 Brightoncrest Way Se |
| Subdivision | New Brighton            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 0V5                 |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Clubhouse, Park, Party Room, Playground     |
| Parking Spaces | 2                                           |
| Parking        | Driveway, On Street, Single Garage Attached |
| # of Garages   | 1                                           |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                 | Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)                                                          |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                                                           |
| Cooling         | Central Air                                                                                                                          |
| Fireplace       | Yes                                                                                                                                  |
| # of Fireplaces | 1                                                                                                                                    |
| Fireplaces      | Gas, Living Room, Mantle, Tile                                                                                                       |
| Has Basement    | Yes                                                                                                                                  |
| Basement        | Finished, Full                                                                                                                       |

## Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | R-G             |
| HOA Fees       | 362             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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