

# \$659,900 - 69 Brightonwoods Green Se, Calgary

MLS® #A2245967

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,853 sqft  
Residential on 0.11 Acres

New Brighton, Calgary, Alberta

Welcome to this beautiful 3-bedroom, 2.5-bathroom detached home with a double front-attached garage, perfectly situated on a desirable corner lot in New Brighton. Just steps from two schools, this property offers the added space and privacy of a corner location, without the extra snow shovelling, as there's no public sidewalk around the home.

The south-facing backyard fills the home with natural light throughout the day and offers a private outdoor retreat with a large deck (gas line for a BBQ), mature trees, and lush lawn. Inside, the main floor features luxury vinyl plank flooring, a bright and spacious living area with a cozy gas fireplace, and extra windows to maximize sunlight. The kitchen is equipped with warm wood cabinetry, modern stainless steel appliances, an island, a stylish tile backsplash, and an extended-height pantry. The dining area is equally bright and ideal for family gatherings.

Upstairs, you'll find three bedrooms plus a large bonus room with soaring ceilings, currently enclosed to offer flexible use, perfect as a fourth bedroom, home theatre, or playroom. The primary suite includes its own ensuite, while the unfinished basement with 9-foot ceilings provides endless potential for customization.

Additional features include central air conditioning for year-round comfort and a fully landscaped yard ready to enjoy. This home combines functionality, comfort, and location -



the perfect package for your next move.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245967    |
| Price          | \$659,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,853       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 69 Brightonwoods Green Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0V8                   |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Party Room, Picnic Area, Recreation Facilities |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Walk-In Closet(s)                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Floor Furnace                                                                      |
| Cooling           | Central Air                                                                                     |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Dog Run                       |
| Lot Description   | Corner Lot, Dog Run Fenced In |
| Roof              | Asphalt Shingle               |
| Construction      | Wood Frame                    |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 14               |
| Zoning         | R-G              |
| HOA Fees       | 362              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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