

# \$540,000 - 1322 New Brighton Park Se, Calgary

MLS® #A2253111

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,371 sqft  
Residential on 0.06 Acres

New Brighton, Calgary, Alberta

This beautiful 3-bedroom, 2.5-bathroom home combines modern upgrades with a family-friendly layout. Soaring 9ft ceilings and oversized windows make each room feel bright, open, and inviting. The entire main level is enhanced by automatic window coverings for both style and convenience.

Enjoy brand new vinyl plank flooring throughout the main floor and fully finished basement, complemented by stone countertops in the kitchen and bathrooms. The basement offers a versatile layout ideal for a rec room, pool table, play area, or home gym, with a rough-in for a 4-piece bathroom allowing you to personalize the space even further.

Recent upgrades include a new roof and siding completed in 2023, offering both peace of mind and long-lasting curb appeal.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253111  |
| Price          | \$540,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,371     |
| Acres          | 0.06      |



|            |             |
|------------|-------------|
| Year Built | 2011        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1322 New Brighton Park Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 0Y2                   |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Playground, Recreation Facilities, Recreation Room, Racquet Courts |
| Parking Spaces | 2                                                                             |
| Parking        | Off Street, Parking Pad                                                       |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Crown Molding |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                      |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | None                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                  |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                   |
| Lot Description   | Back Lane, City Lot, Few Trees, Front Yard, Lawn, Level |
| Roof              | Asphalt Shingle                                         |
| Construction      | Mixed, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 6   |
| Zoning         | R-G |
| HOA Fees       | 340 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            RE/MAX First

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