

# \$799,000 - 78 New Brighton Manor Se, Calgary

MLS® #A2258105

**\$799,000**

3 Bedroom, 1.00 Bathroom, 2,643 sqft

Residential on 1050.51 Acres

New Brighton, Calgary, Alberta

Discover this impeccably cared-for detached residence nestled in the desirable neighbourhood of New Brighton. Offering plenty of space and flexibility, this home features 4 bedrooms and 3.5 bathrooms, making it ideal for families of all sizes or those needing room for guests or extended family.

As you enter, you'll be greeted by a welcoming main floor that showcases rich hardwood flooring, a carpeted front flex room perfect for a study or home office, and a handy guest bathroom. The kitchen is both stylish and practical, outfitted with stainless steel appliances and seamlessly connected to the open-concept living area, where a fireplace creates a cozy atmosphere for unwinding or hosting friends.

Upstairs, you'll find three well-sized bedrooms, including a tranquil primary suite with a walk-in closet and a spa-inspired ensuite bathroom. A second full bathroom provides comfort and convenience for the remaining bedrooms.

The fully finished basement expands your living space, featuring a large rec room with a custom-built entertainment center, included AV setup, and integrated speaker wiring – a dream setup for movie lovers or game nights. You'll also find a fourth bedroom, another full bathroom, and a laundry room equipped with a brand-new washer and dryer.



Other updates and upgrades include a central vacuum system and a recently replaced hot water tank. Step outside to a private, landscaped backyard complete with a spacious deck, stone patio, pergola, and a storage shed – a perfect space to enjoy Calgary’s beautiful summers.

This home truly offers a blend of comfort, style, and practicality – all in a welcoming, family-oriented community. An excellent opportunity you won’t want to miss!

Built in 2003

**Essential Information**

MLS® #	A2258105
Price	\$799,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,643
Acres	1,050.51
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	78 New Brighton Manor Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J3

**Amenities**

Amenities	Clubhouse, Gazebo
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Garburator, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Garden, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	R-G
HOA Fees	363
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Keller Williams BOLD Realty
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