

# \$635,000 - 29 Brightondale Green Se, Calgary

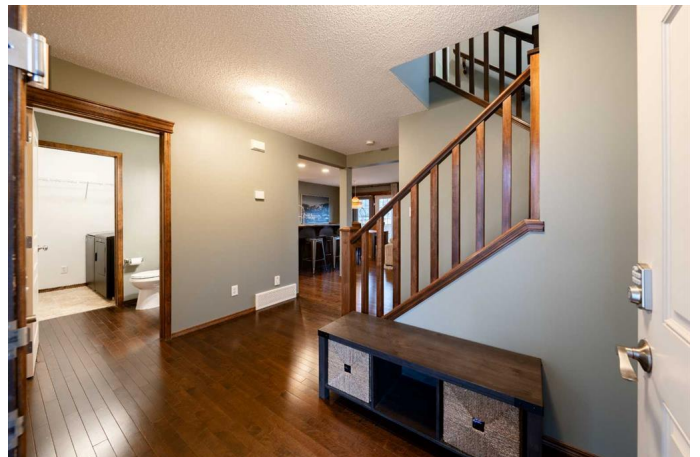
MLS® #A2206655

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,460 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Welcome to this delightful two-story home, perfectly situated on a quiet, family-friendly street in the heart of New Brighton. Just steps away great schools, playgrounds, and pathways, this residence offers the ideal setting for your family to thrive. As you step inside, you'll immediately appreciate the freshly painted interiors that create a warm and inviting atmosphere. The open-concept main floor is designed for both comfort and entertaining. The spacious living room, featuring a cozy corner fireplace and large south facing picture windows. The living area flows seamlessly into the kitchen. Culinary enthusiasts will be delighted by the brand-new stainless steel appliances, ample cupboard and counter space, a corner pantry, and a raised eating bar, perfect for casual family meals. Adjacent to the kitchen, the large dining area opens through French doors to a large 13'x16' deck, setting the stage for memorable summer barbecues and outdoor gatherings with family and friends. For added convenience, the main floor also includes a well located 2-piece bathroom combined with a laundry room. The attached double garage provides secure parking and additional storage space. Venture upstairs to discover three generously sized bedrooms. The primary suite is a true retreat, offering ample space for king-sized furniture, a large walk-in closet, and a 4-piece ensuite complete with a luxurious soaker tub, separate shower, and dual sinks. Two additional bedrooms share a convenient 4



piece bathroom, making morning routines a breeze for the whole family. The fully finished lower level expands your living space with a vast family recreation area, ideal for movie nights, game days, or a home gym. With a bathroom rough-in ready for your personal touch and plenty of storage space, this basement offers endless possibilities. Step outside to the south-facing, fenced backyard, a haven for children and pets to play freely. Garden enthusiasts will appreciate the flower beds, while the spacious area offers potential for RV parking or the addition of another garage. Recent upgrades enhance the home's comfort and efficiency, including a brand-new air conditioning system to keep you cool during Calgary's warm summers, and a new hot water tank ensuring reliability for years to come. New Brighton is a vibrant, family-oriented community known for its exceptional amenities and strong sense of togetherness. Residents enjoy access to the New Brighton Club, a 6,500-square-foot facility featuring tennis courts, a beach volleyball court, basketball courts, a splash park, playground, and a hockey rink. The community also boasts the New Brighton Athletic Park, complete with multisport fields, a baseball diamond, playgrounds, and a skatepark. With numerous schools, shopping centers, and dining options nearby, New Brighton offers the perfect blend of suburban tranquility and urban convenience. Don't miss the opportunity to make this exceptional house your own!

Built in 2005

**Essential Information**

MLS® #	A2206655
Price	\$635,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	29 Brightondale Green Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N8

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Bathroom Rough-in, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	356
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.