

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

MLS® #A2258105

**\$799,000**

3 Bedroom, 1.00 Bathroom, 2,643 sqft

Residential on 1.05 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          | 1.05        |
| 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 |
|-----------|-------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Central Vacuum |
| Appliances        | Dishwasher, Electric Stove, Garburator, Refrigerator, Washer/Dryer                                                          |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | 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 |
| Days on Market | 48                   |
| Zoning         | R-G                  |
| HOA Fees       | 363                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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