

# \$699,900 - 94 New Brighton Manor Se, Calgary

MLS® #A2218956

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

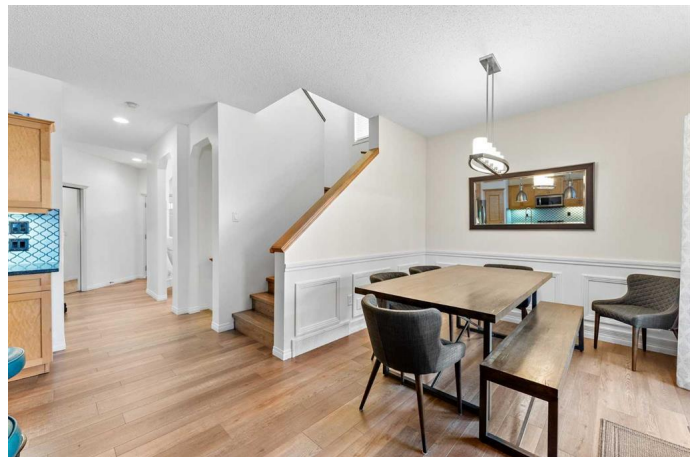
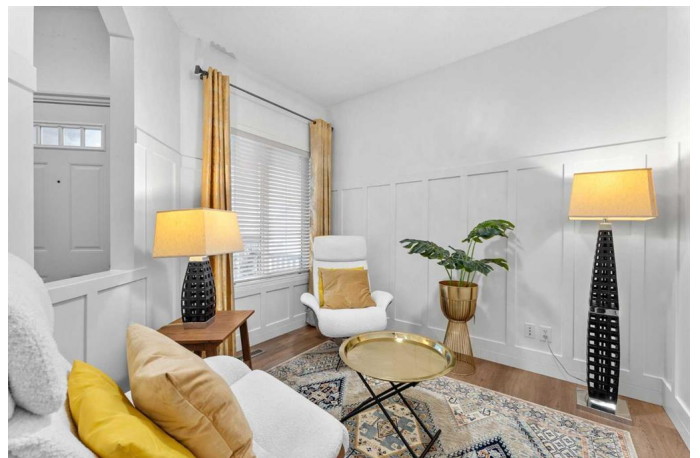
Beautifully Upgraded 3-Bedroom Home in the Heart of New Brighton!

Welcome to this meticulously maintained and thoughtfully upgraded 3-bedroom, 3.5-bathroom home, nestled in the vibrant and highly sought-after community of New Brighton. From the moment you step inside the spacious foyer, you'll be greeted by a stylish front sitting room or office featuring elegant wainscoting – the perfect blend of charm and functionality.

Over the past two years, this home has seen extensive upgrades, including new flooring, countertops, updated appliances, and the addition of a deck. In 2024, major systems were replaced, including a brand-new furnace, hot water tank, and air conditioning unit – ensuring long-term comfort and peace of mind.

The open-concept main floor is designed for both daily living and entertaining. The inviting living room boasts a beautiful fireplace, creating a warm and welcoming atmosphere. The modern kitchen is a chef's delight with sleek finishes, ample counter space, and high-quality appliances.

Upstairs, the spacious primary suite is a luxurious retreat, featuring a jetted tub, double vanity, generous shelving, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, making it



perfect for families or guests.

The fully finished basement offers even more living space, complete with a wet bar – ideal for entertaining or relaxing at the end of the day.

Enjoy the bright, west-facing backyard – perfect for sunsets, outdoor dining, and gatherings. Located just minutes from top-rated schools, shopping, dining, the New Brighton Community Center, and outdoor amenities including a skateboard park, this home also provides easy access to Stoney Trail, Deerfoot Trail, and South Health Campus.

Don't miss this opportunity to own a beautifully upgraded home in one of Calgary’s most desirable neighborhoods!

Built in 2005

**Essential Information**

MLS® #	A2218956
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	94 New Brighton Manor Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4J5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone, Decorative
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	356
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

eXp Realty

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