

# \$719,900 - 78 New Brighton Manor Se, Calgary

MLS® #A2211800

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,841 sqft  
Residential on 0.10 Acres

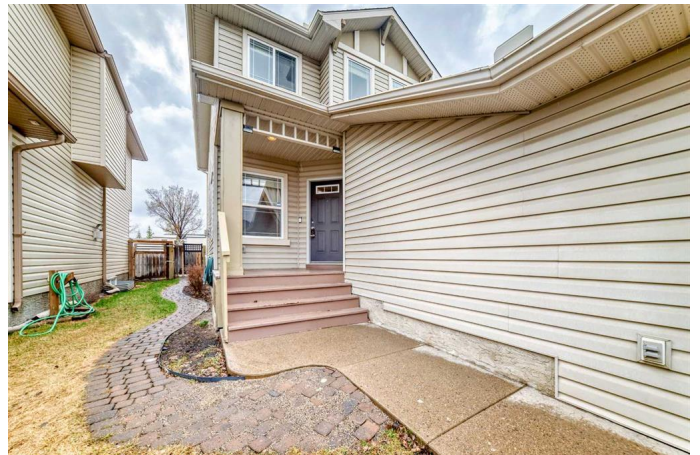
New Brighton, Calgary, Alberta

Welcome to this beautifully maintained detached home located in the highly sought-after community of New Brighton! This spacious and thoughtfully designed property offers 4 bedrooms and 3.5 bathrooms, perfect for growing families or multi-generational living.

Step inside to a warm and inviting main floor featuring rich hardwood throughout, a cozy carpeted den ideal for a home office, and a convenient powder room. The bright and functional kitchen boasts stainless steel appliances, and the adjacent living area is anchored by a charming fireplace – perfect for relaxing evenings.

Upstairs, you’ll find three generous bedrooms, including a serene master retreat complete with a walk-in closet and luxurious ensuite. A second full bath serves the additional bedrooms. The basement is fully developed and includes a fourth bedroom, a full bath, and a spacious rec room featuring a built-in TV stand with included AV equipment and a wired speaker system – ideal for movie nights or entertaining.

Additional features include a dedicated laundry room with a brand-new washer and dryer, central vacuum, and a new hot water tank. Outside, enjoy the beautifully landscaped backyard with a deck, open stone patio, pergola, and storage shed – perfect for



summer gatherings.

Donâ€™t miss this incredible opportunity to own a feature-packed home in one of Calgaryâ€™s most vibrant family-friendly communities!

Built in 2003

**Essential Information**

MLS® #	A2211800
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.10
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	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer, Window Coverings, Gas Oven, Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	26
Zoning	R-G
HOA Fees	363
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KT Capital Realty Inc.
----------------	------------------------

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.