

# \$569,900 - 60 New Brighton Common Se, Calgary

MLS® #A2248925

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,134 sqft

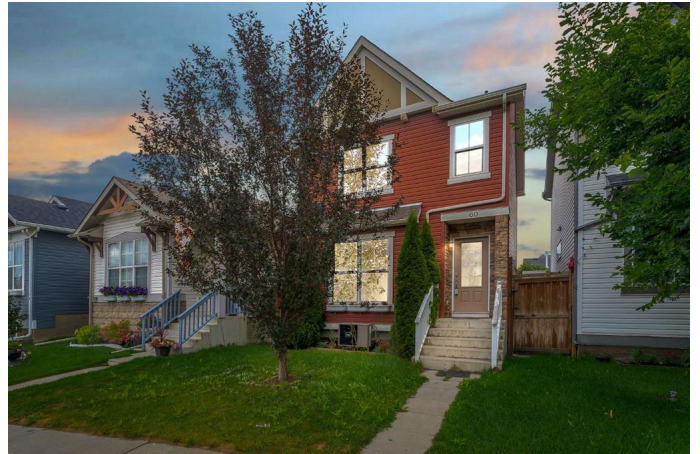
Residential on 0.01 Acres

New Brighton, Calgary, Alberta

BEAUTIFULLY MAINTAINED FAMILY HOME  
| NEWLY PAINTED | FULLY DEVELOPED  
BASEMENT | OVERSIZED HEATED  
DOUBLE GARAGE | CENTRAL AC |

Welcome to this charming detached home that perfectly balances functionality and comfort. Designed with a practical layout and filled with natural light, this home offers a warm and inviting atmosphere from the moment you step inside. The main floor features a spacious living room ideal for relaxing or hosting conversations, seamlessly connected to the dining area and kitchen through an open-concept layout. The kitchen boasts a unique glass overlook feature, adding a stylish and modern touch. Step through the patio doors onto a large deck—perfect for summer BBQs or unwinding in the hot tub, all while enjoying the beautifully landscaped backyard. This beautifully maintained home has just been freshly painted, giving it a bright and modern feel throughout.

Upstairs, you'll find a generous primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a full family bathroom, making it an ideal retreat for every member of the household. Whether it's kids, guests, or a home office, there's room for everyone here.



The fully developed basement is a fantastic bonus, featuring a large family room warmed by a cozy corner gas fireplace, a computer nook, and ample storage space. There's even a roughed-in area ready for a future bathroom, and a built-in Murphy bed for guests. Additional features include central air conditioning, an oversized (21' x 24') detached double garage that's insulated, drywalled, and heated—offering plenty of space for vehicles, storage, or a workshop.

Situated in a prime location just steps away from Dr. Martha Cohen School, with quick access to transit, shopping, restaurants, and major routes like Stoney Trail and Deerfoot. This is truly a move-in-ready home in a wonderful family-friendly community.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248925    |
| Price          | \$569,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,134       |
| Acres          | 0.01        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 60 New Brighton Common Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z0T9  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-G               |
| HOA Fees       | 365               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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