

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

MLS® #A2248925

**\$569,900**

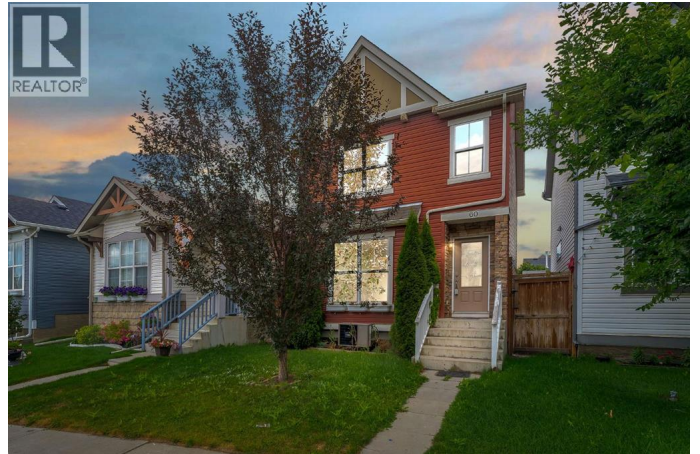
3 Bedroom, 2.00 Bathroom, 1,134 sqft

Single Family 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. Thereâ€™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 thatâ€™s insulated, drywalled, and heatedâ€”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. (id:6289)

Built in 2008

**Essential Information**

Listing #	A2248925
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,134
Acres	0.01
Year Built	2008
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	60 New Brighton Common Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z0T9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2

Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Broker
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