

# \$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

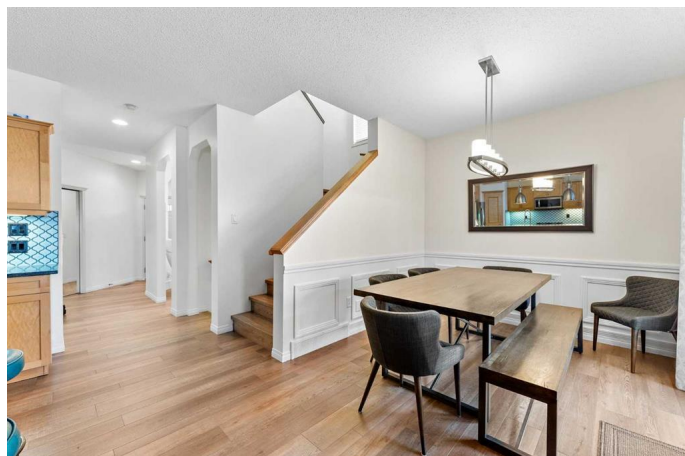
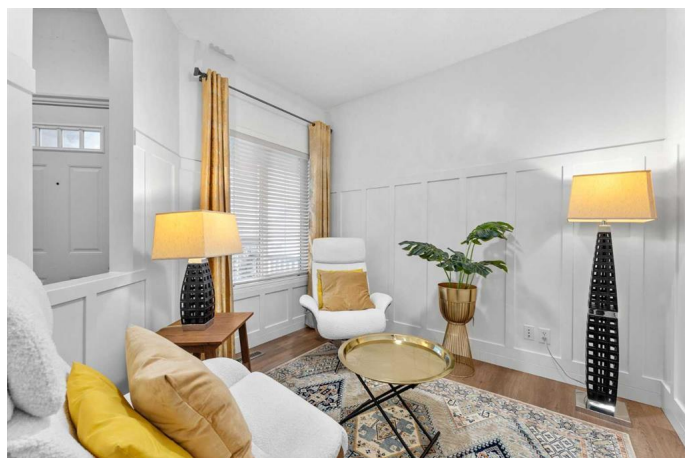
Beautifully Upgraded 3-Bedroom Home in the Heart of New Brighton!

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, youâ€™ll be greeted by a stylish front sitting room or office featuring elegant wainscoting â€“ 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 â€“ 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 chefâ€™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 | 1             |
| Zoning         | R-G           |
| HOA Fees       | 356           |
| HOA Fees Freq. | ANN           |

### Listing Details

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