\$539,999 - 4040 New Brighton Grove Se, Calgary

MLS® #A2258026

\$539,999

4 Bedroom, 4.00 Bathroom, 1,350 sqft Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to this warm and move-in-ready home in the vibrant southeast community of New Brighton â€" a neighbourhood loved for its parks, pathways, schools, and easy access to everything along 130th Avenue.

Thoughtfully maintained and freshly painted, this home is an ideal fit for first-time buyers or growing families who want to settle in before winter and enjoy a space that already feels cared for.

The main level offers a bright and open-concept layout with a standout kitchen that instantly makes an impression. Complete with granite countertops, shaker-style cabinetry that extends to the ceiling, a tiled backsplash, and a chimney-style hood fan vented to the exterior, it strikes the perfect balance of style and function. Stainless steel appliances and a generous amount of prep and storage space make it a welcoming hub for cooking and gathering. The adjoining living and dining areas flow together comfortably, creating a relaxed setting for everyday life and easy entertaining.

Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and a full guest bathroom complete the upper level, providing plenty of space for family, guests, or a home office setup. The fully finished basement â€" completed with the proper City of Calgary permits â€" expands







your living space even further with a fourth bedroom, another full bathroom, a cozy rec area, and a wet bar that makes it a great spot to unwind or host movie nights.

Important updates have already been taken care of for you, including shingles and siding (2021), a new hot water tank (2024), and a new furnace motor (2025), offering peace of mind and lower maintenance costs for the years ahead. Outside, the backyard is partially fenced and ready for your personal touch â€" whether that's a garden, patio setup, or future garage. A large portable car shelter is already in place to protect your vehicle in the meantime.

Located just a short walk from parks, schools, transit, and an incredible range of shopping and amenities, this home delivers the lifestyle so many buyers are looking for â€" comfort, community, and convenience all in one.

Built in 2013

Essential Information

MLS®# A2258026 Price \$539,999 4 Bedrooms 4.00 Bathrooms **Full Baths** 3

Half Baths 1 1,350 Square Footage Acres

Year Built 2013

Residential Type

0.06

Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 4040 New Brighton Grove Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 1G4

Amenities

Amenities Park, Playground

Parking Spaces 2

Parking Off Street, RV Access/Parking

Interior

Interior Features Closet Organizers, Granite Counters, No Smoking Home, Open

Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating High Efficiency

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Storage

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Days on Market 48
Zoning R-G
HOA Fees 362
HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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