

# \$675,000 - 57 Brightondale Parade Se, Calgary

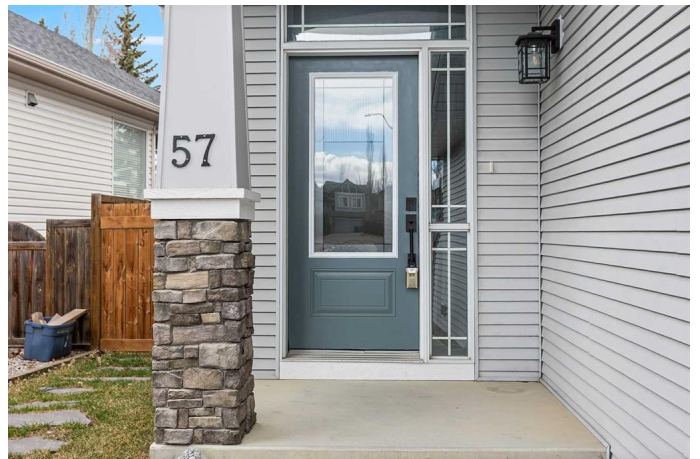
MLS® #A2209552

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,200 sqft  
Residential on 0.11 Acres

New Brighton, Calgary, Alberta

3 BEDROOMS | 2 1/2 BATHROOMS | BUNGALOW | OVER 2,300 SQFT OF LIVING AREA | DOUBLE ATTACHED GARAGE | BACKS ONTO GREEN SPACE | Welcome to this beautifully maintained bungalow in the sought-after community of New Brighton, offering over 2,300 sqft of total living space and backing onto an open green space behind. This home combines comfort and convenience with thoughtful updates and a functional layout. The main floor features a bright and open-concept living area with vaulted ceilings, hardwood flooring, a feature gas fireplace, and large windows that flood the space with natural light. The kitchen is complete with quartz countertops, a central island, breakfast bar and plenty of counter and cupboard space - perfect for casual dining and entertaining. Just off the dining area, patio doors lead directly to the backyard entertaining area, ideal for outdoor gatherings. Enjoy the privacy of a spacious primary suite with walk-in closet and a spa-like 4-piece ensuite featuring a soaker tub and separate shower. A second bedroom offers flexibility as a guest room or home office. The main floor also includes a convenient laundry room neatly tucked away and a 2-piece bathroom. The fully developed basement extends your living space with a large recreation room to use as a family room, and games room, a third bedroom, a 4-piece bathroom, and a dedicated storage area. The backyard is the perfect place to relax and take advantage of the peaceful green space just



beyond or entertain guests with a pergola, fire pit and bbq gas hookup. Additional highlights include central AC (2023), central vac, and updated furnace (2024). Enjoy the convenience of your double attached garage with access to your large foyer for ease when unloading your car. Located close to schools, a baseball diamond, parks, and walking paths—this home truly has it all. Book your private showing today!

Built in 2002

### Essential Information

MLS® #	A2209552
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	57 Brightondale Parade Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G5

### Amenities

Amenities	Clubhouse, Playground, Recreation Facilities
Parking Spaces	4

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Fire Pit  
Lot Description Back Yard, Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 10th, 2025  
Days on Market 4  
Zoning R-G  
HOA Fees 362  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX First

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