\$679,900 - 83 Brightondale Crescent Se, Calgary

MLS® #A2213440

\$679,900

3 Bedroom, 3.00 Bathroom, 1,751 sqft Residential on 0.09 Acres

New Brighton, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 27 1-3PM.

Beautifully Updated Home on a Quiet Crescent in One of New Brighton's Best Locations.

3 Beds | 2.5 Baths | Large Bonus Room |
Sunny South-Facing Backyard.

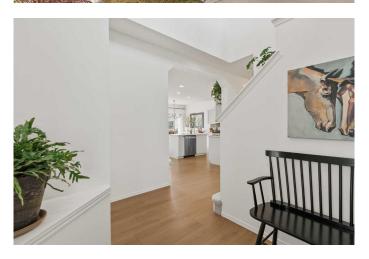
Welcome to this lovingly maintained 3-bedroom, 2.5-bath home, ideally located on a quiet crescent in one of New Brighton's most sought-after streets. With quick access to 52nd Street, walking distance to both schools, the community clubhouse, parks, and all amenities, this is a location that truly delivers for family living.

Step inside to a warm and inviting main floor. This turn key property features new flooring and carpet throughout(2024), professional paint throughout (2024), and a bright open-concept layout perfect for everyday life and entertaining. The kitchen is equipped with stainless steel appliances, ample counter space, and flows into the cozy dining and living room complete with a gas fireplace. The convenient main floor laundry adds to the home's functionality.

Upstairs, you'II find a spacious bonus room for family movie nights, a large primary bedroom with a private ensuite, plus two additional bedrooms and a full main bathroomâ€"plenty of room for the whole family.







The unfinished basement offers loads of potential for future developmentâ€"whether it's a home gym, playroom, or guest suite.

Outside, the sunny south-facing backyard is a private retreat with mature trees providing full summer privacy, a firepit, and a large deck with privacy screenâ€"plus a BBQ gas line - for effortless enjoyable outdoor living.

Additional features include central air conditioning (2023) and a new roof (2023).

This is the perfect turn-key family homeâ€"updated, stylish, and in an unbeatable location. Just move in and start making memories!

Built in 2003

Essential Information

MLS® # A2213440 Price \$679,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,751 Acres 0.09 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 83 Brightondale Crescent Se

Subdivision New Brighton

City Calgary
County Calgary

Province Alberta
Postal Code T2Z 4G6

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Open Floorplan,

Pantry, Walk-In Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, 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

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 2

Zoning R-G HOA Fees 345

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services
provided by real estate professionals who are members of CREA. Used under license.