

\$650,000 - 45 Brightondale Parade Se, Calgary

MLS® #A2240970

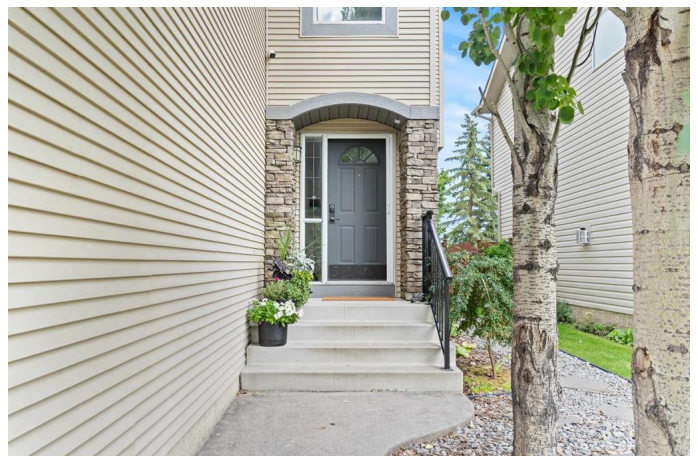
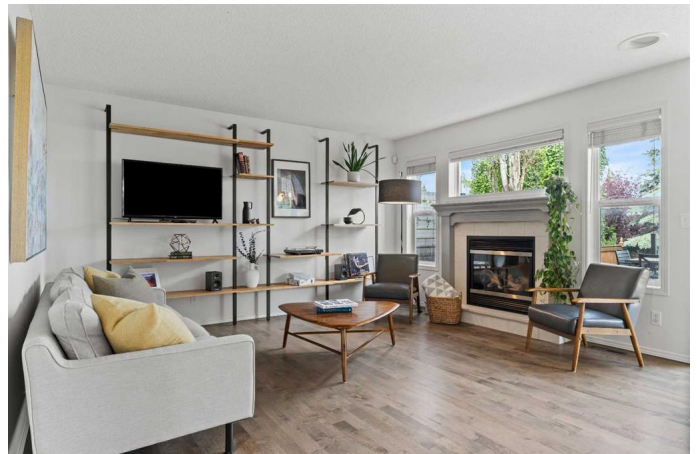
\$650,000

3 Bedroom, 3.00 Bathroom, 1,781 sqft
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

3 BEDROOMS | 2 1/2 BATHROOMS |
2-STOREY | 1,781 SQFT | DOUBLE
ATTACHED GARAGE | BACKS ONTO
GREEN SPACE | LANDSCAPED OASIS |

Welcome to this beautifully maintained family home in the heart of New Brighton, offering 1,781 sqft of bright and functional living space, freshly painted throughout and thoughtfully designed for comfort and style. Perfectly positioned on a landscaped lot backing onto a park with no neighbours behind, this home blends privacy, convenience, and community living. Step inside to an open concept main floor with refinished hardwood flooring and an abundance of natural light. The spacious kitchen boasts granite counters, a large island with breakfast bar, convenient pantry, and plenty of cabinet and counter space. The dining area, surrounded by windows, opens onto a custom-built composite deck (2021) with BBQ gas line, outdoor speakers, and over 350 sqft of space to relax or entertain. Just off the kitchen, the inviting living room features a statement shelving unit and a cozy gas fireplace, creating a refined yet welcoming atmosphere for family gatherings or entertaining. The main floor also features a spacious laundry room and powder room. Upstairs, you'll find a generous bonus room with vaulted ceilings, perfect for movie nights or to use as a play area. The serene primary suite is the perfect spot for relaxation with a walk-in closet and 4-piece ensuite with soaker tub. Additionally, two bedrooms and a



4-piece bathroom complete this level. The landscaped backyard is truly an oasis, complete with mature trees, raised garden beds, and direct access to the park. Additional features of the home include central air conditioning, central vacuum, new hot water tank (2025) and a built-in sound system throughout the home. The basement is a blank canvas for you to create your own space. Located just steps from New Brighton Elementary School, the community centre, outdoor rink, splash park, tennis courts, and multiple playgrounds, this home offers an unmatched family lifestyle. Book your showing today!

Built in 2003

Essential Information

MLS® #	A2240970
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,781
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 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, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, 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
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	380
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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