



**243 New Brighton Landing SE
Calgary, Alberta**

MLS # A2292087



\$532,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Track Lighting		

Inclusions: N/A

Welcome to a beautifully cared-for home in one of SE Calgary's most loved communities. This inviting 2-storey sits on a quiet street in New Brighton and delivers the ideal blend of comfort, style, and value — perfect for first-time buyers, small families, or anyone ready to step into a detached home without compromise. Inside, you'll find a bright, open main floor with newer flooring, and a warm 3-sided fireplace that anchors both the living and dining areas. All appliances were updated in 2023, giving you peace of mind and modern efficiency. The flow is natural, functional, and made for real life. Large sliding doors lead you to a spacious deck and a fully fenced, landscaped backyard — already complete with a double detached garage built in 2024 for secure parking, storage, or a future workshop. Upstairs features three bedrooms, including a generous primary with a walk-in closet. The lower level is undeveloped and ready for your vision, whether that's a family room, gym, office, or additional bedroom. Homes in this condition at this price point don't sit long in New Brighton. This one checks every box: updated interior, great layout, new appliances, new garage, quiet location. Come see why this is the starter home everyone will be talking about.