



1303 New Brighton Park SE
Calgary, Alberta

MLS # A2293936



\$559,900

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|------------------|---|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,576 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Garden, Landscaped, Other, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home | | |

Inclusions: N/A

Welcome to 1303 New Brighton Park SE! This charming 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and functionality in one of Calgary's most sought-after family communities. The main floor features a bright and open layout with a spacious living area, a well-appointed kitchen, and a cozy dining space—ideal for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with its own private ensuite. The fully fenced backyard provides plenty of space to relax or host gatherings, and the double detached garage adds both convenience and value. Located just steps away from parks, schools, shopping, and the community clubhouse with year-round amenities, this home is a fantastic opportunity for families or anyone looking to enjoy life in New Brighton.