

# \$659,900 - 47 New Brighton Link Se, Calgary

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MLS® #A2231583

**\$659,900**

3 Bedroom, 4.00 Bathroom, 1,830 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

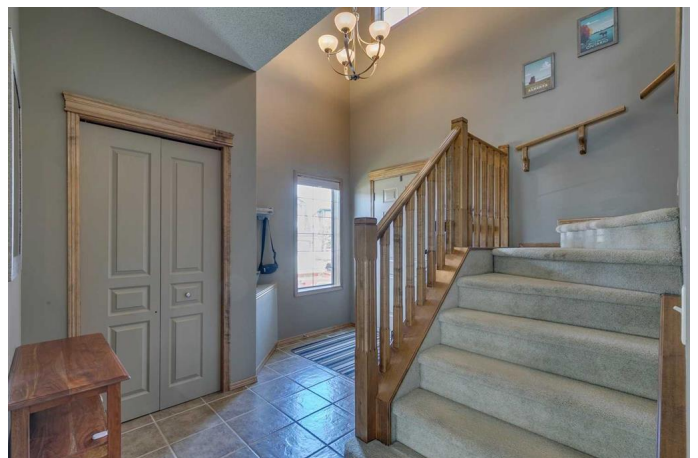
OPEN HOUSE SATURDAY JUNE 21 from 2-4PM - Well maintained family home on a large corner lot in a great neighborhood, close to schools, the community center, shopping, and restaurants. The west facing backyard is a highlight, with a concrete RV parking pad, a spacious patio, a large shed, and mature trees providing privacy and shade. Inside, the 9' ceilings and open concept layout create a bright and welcoming atmosphere. The kitchen features warm maple cabinetry, stainless steel appliances, a corner pantry, and a central island, while the dining area easily accommodates a large table and opens to the backyard through sliding doors. A cozy gas fireplace anchors the living room, and main floor laundry adds convenience. Upstairs, the generous bonus room is filled with natural light, and all three bedrooms are nicely sized, including the primary suite with a walk-in closet and a 5-piece ensuite with a separate corner tub and shower. The fully finished basement offers a huge recreation room and a third full bathroom. Additional features include air conditioning, a water softener, and a heated garage.

Built in 2004

## Essential Information

MLS® #                      A2231583

Price                        \$659,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,830       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 47 New Brighton Link Se |
| Subdivision | New Brighton            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 4J5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas                                                                                                |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Lane, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 9               |
| Zoning         | R-G             |
| HOA Fees       | 363             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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