

\$579,900 - 60 New Brighton Common Se, Calgary

MLS® #A2240050

\$579,900

3 Bedroom, 2.00 Bathroom, 1,134 sqft

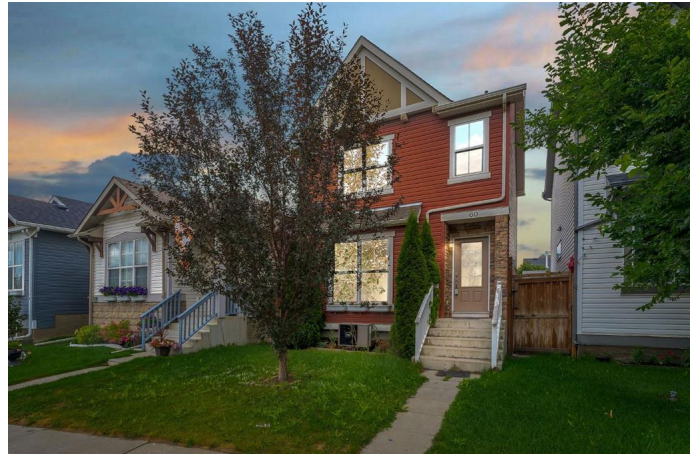
Residential on 0.07 Acres

New Brighton, Calgary, Alberta

*** OPEN HOUSE ALERT - SATURDAY JULY 26TH, 2025 & SUNDAY JULY 27TH, 2025 FROM 12:00 PM-3:00 PM *** BEAUTIFULLY MAINTAINED FAMILY HOME | NEWLY PAINTED | FULLY DEVELOPED BASEMENT | OVERSIZED HEATED DOUBLE GARAGE | CENTRAL AC |

Welcome to this charming detached home that perfectly balances functionality and comfort. Designed with a practical layout and filled with natural light, this home offers a warm and inviting atmosphere from the moment you step inside. The main floor features a spacious living room ideal for relaxing or hosting conversations, seamlessly connected to the dining area and kitchen through an open-concept layout. The kitchen boasts a unique glass overlook feature, adding a stylish and modern touch. Step through the patio doors onto a large deck—perfect for summer BBQs or unwinding in the hot tub, all while enjoying the beautifully landscaped backyard. This beautifully maintained home has just been freshly painted, giving it a bright and modern feel throughout.

Upstairs, you'll find a generous primary bedroom with a walk-in closet, along with two additional well-sized bedrooms and a full family bathroom, making it an ideal retreat for every member of the household. Whether



itâ€™s kids, guests, or a home office, thereâ€™s room for everyone here.

The fully developed basement is a fantastic bonus, featuring a large family room warmed by a cozy corner gas fireplace, a computer nook, and ample storage space. Thereâ€™s even a roughed-in area ready for a future bathroom, and a built-in Murphy bed for guests. Additional features include central air conditioning, an oversized (21' x 24') detached double garage thatâ€™s insulated, drywalled, and heatedâ€”offering plenty of space for vehicles, storage, or a workshop.

Situated in a prime location just steps away from Dr. Martha Cohen School, with quick access to transit, shopping, restaurants, and major routes like Stoney Trail and Deerfoot. This is truly a move-in-ready home in a wonderful family-friendly community.

Built in 2008

Essential Information

MLS® #	A2240050
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 New Brighton Common Se
---------	---------------------------

Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0T9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	365
HOA Fees Freq.	ANN

Listing Details

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.