

# \$669,900 - 148 Brightondale Parade Se, Calgary

MLS® #A2201419

**\$669,900**

3 Bedroom, 4.00 Bathroom, 1,808 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MARCH 15 from 2-4\*\*** Welcome to New Brighton, one of Calgary's most sought after communities on the South side with great access to Deerfoot and plenty of amenities nearby. This exquisite fully developed home boasts nearly 2500 SF of living space. As you step inside, you'll be captivated by the open concept floor plan that seamlessly flows into the living room, kitchen, and dining room making this home perfect for entertaining. Upstairs you will be impressed with the massive bonus room 2 oversized bedrooms & The spacious Primary which will be your private sanctuary, offering ample walk-in closet space, and providing access to your 4-piece ensuite bathroom. The Basement is Fully developed with a large games room, a 2 piece bath, a gym/den area and plenty of storage. The backyard has a large sun soaked deck and a fully fenced in private yard. This home has had many upgrades Including Paint, Appliances, a new roof (2020) and Air Conditioner. Located on a quiet street, this home is only a short walk to the elementary school, the community splash park, tennis courts, parks and plenty of walking paths. Hurry At this price it won't last long.

Built in 2005

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2201419  |
| Price  | \$669,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,808       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 148 Brightondale Parade Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4K2                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Park, Playground, Gazebo, Racquet Courts |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                   |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, 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 | Fire Pit, Playground, Private Yard, Tennis Court(s) |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Cleared    |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 1                |
| Zoning         | R-G              |
| HOA Fees       | 355              |
| HOA Fees Freq. | ANN              |

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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