

# \$725,000 - 94 New Brighton Manor Se, Calgary

MLS® #A2202089

**\$725,000**

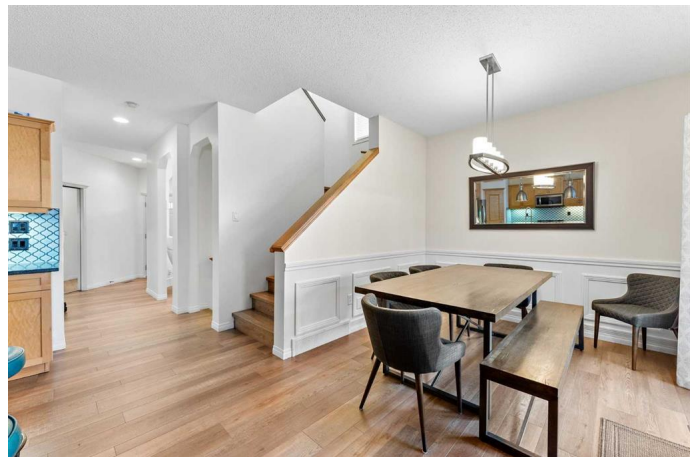
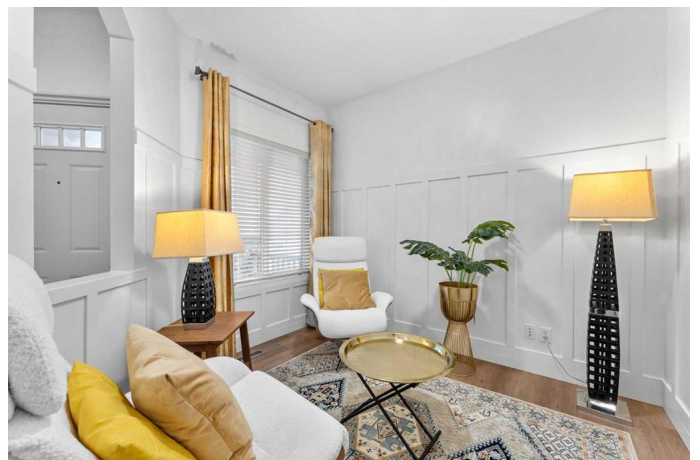
4 Bedroom, 4.00 Bathroom, 1,944 sqft  
Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Welcome to this stunning 3-bedroom, 3.5-bathroom home located in the sought-after community of New Brighton. Upon entering the spacious foyer, you will notice the charming sitting room/office with beautiful wainscoting, adding a touch of elegance to the space. Over the past two years, this home has been beautifully upgraded with new flooring, countertops, updated appliances, a deck, as well as a new furnace, hot water tank (HWT), and air conditioning unit in 2024, ensuring comfort and efficiency for years to come. This beautiful property boasts a bright, west-facing backyard, perfect for enjoying stunning sunsets and outdoor gatherings.

The open-concept main floor features spacious living areas ideal for family living and entertaining. The gorgeous living room features a stunning fireplace, creating a cozy atmosphere for gatherings. The updated kitchen is a chef's dream, offering updated appliances, ample counter space, and sleek finishes. The luxurious ensuite is a true retreat, complete with a jetted tub, double vanity, ample shelving, and a walk-in closet for ultimate convenience and relaxation.

Upstairs, you will find two more spacious bedrooms and a full bathroom, perfect for family or guests. The fully finished basement is a standout feature, complete with a wet bar for added convenience and enjoyment. Whether you're hosting friends or unwinding after a long



day, this space is perfect for relaxation and fun. Conveniently located near schools, shopping, dining, and the New Brighton Community Center, youâ€™ll have everything you need right at your fingertips. For those who enjoy outdoor activities, a nearby skateboard park and easy access to Stoney Trail, Deerfoot Trail, and South Health Campus make this home an ideal choice.

Donâ€™t miss your chance to own this beautifully upgraded home in one of Calgaryâ€™s most desirable neighborhoods!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202089    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,944       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 94 New Brighton Manor Se |
| Subdivision | New Brighton             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4J5                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks                  |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Gas, Living Room, Stone  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |
| HOA Fees       | 356              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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