

# \$699,000 - 196 Brightondale Close Se, Calgary

MLS® #A2261796

**\$699,000**

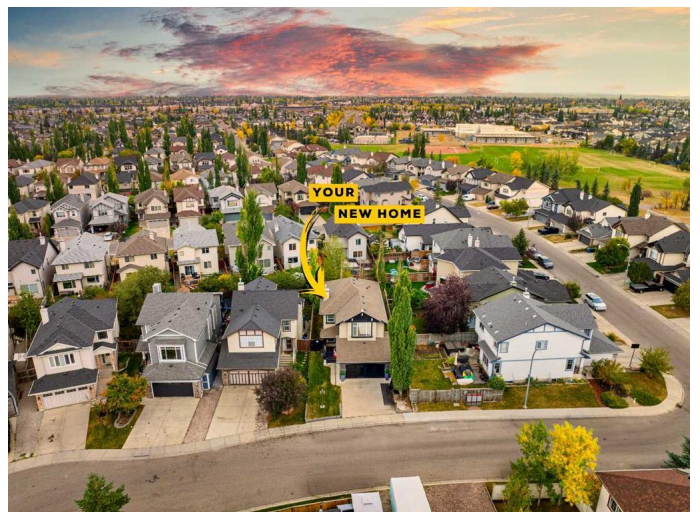
3 Bedroom, 3.00 Bathroom, 2,027 sqft

Residential on 0.11 Acres

New Brighton, Calgary, Alberta

Welcome to Your New Bright(on) Beginning!

This stunning 3-bedroom, 2.5-bathroom detached beauty in the heart of New Brighton is the total package – and then some! With over 2,600 sq ft of developed living space and sitting on nearly 5,000 sq ft of beautifully landscaped property, this home offers space, style, and serious curb appeal. Step inside and be greeted by a quiet front sitting room perfect for your morning coffee or winding down with a good book. The open-concept main floor is made for entertaining, with a spacious living area, cozy fireplace, and a seamless flow into the dining room and kitchen. Hosting a party? The walk-through pantry makes bringing in groceries from the heated double attached garage a breeze – straight through the laundry/mudroom and into the kitchen! Upstairs, you’ll find 3 generous bedrooms, including a serene primary suite with a spa-like ensuite. And yes – there’s more space to enjoy downstairs, including a fabulous bonus: the pool table stays! Outside, the landscaping is already done for you – just move in and enjoy peaceful evenings in your private backyard oasis. Oh, and did we mention the location? You’re just a short walk to both the elementary and junior high schools, nestled in a family-friendly, walkable community which includes the New Brighton Club with splash park, skating rink & more. This is the one that checks all the boxes – come see why life really is brighter in New



Brighton!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261796    |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,027       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 196 Brightondale Close Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 4M6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |
| HOA Fees       | 365               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.