

# \$650,000 - 198 New Brighton Circle Se, Calgary

MLS® #A2253964

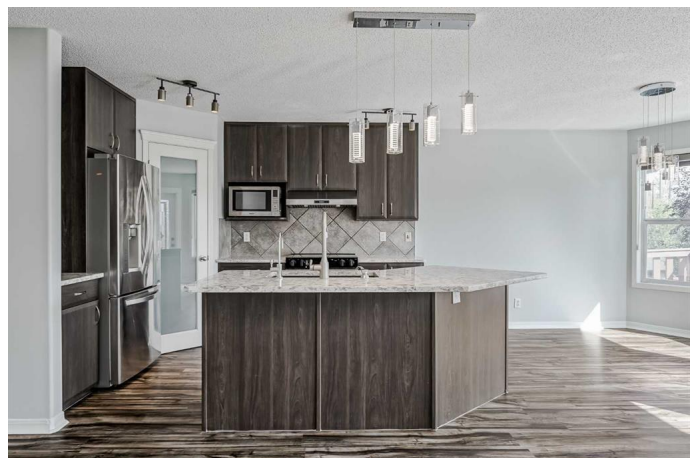
**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,835 sqft

Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Discover your dream family home, where modern luxury meets sustainable living in a prime, family-friendly location. This beautifully updated 2-storey home offers over 2,500 square feet of meticulously designed living space, all in a move-in-ready package. The moment you step inside, the open-concept living room welcomes you with brand-new vinyl plank flooring and a cozy gas fireplace, setting the stage for comfortable gatherings. The space flows seamlessly into a stunning eat-in kitchen—a true centerpiece with its modern island, upgraded cabinetry, and brand-new stainless steel appliances. Ascend the stairs to a private family sanctuary, highlighted by a spacious bonus room with a soaring 12-foot ceiling, perfect for an entertainment hub or a quiet retreat. The home boasts 3 generous bedrooms up and 1 down, 3.5 baths, plus a fully finished basement that provides additional living space and versatility. This exceptional home offers unparalleled peace of mind with significant upgrades that matter. Stay comfortable year-round with central A/C and a high-efficiency furnace(2020), and enjoy a continuous supply of hot water with a tankless water heater (2022). A water softener with chlorine guard and a reverse osmosis system ensure the highest water quality. The ultimate upgrade, however, is the 20 solar panels that cover the home's complete electrical needs, offering immense savings and a greener lifestyle. The exterior is just as impressive, with a new roof (2021), fresh sod



(2022), new doors, and a comprehensive security system. All of this is perfectly situated just steps from an elementary school and public transit, easy access to Deerfoot & Stoney Tr offering both convenience and community. This home is a smart investment in your family’s future, blending style, functionality, and unbeatable efficiency. Don’t miss out on this amazing opportunity to call this your new home.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253964    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,835       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 198 New Brighton Circle Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4B4                    |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Recreation Facilities |
| Parking Spaces | 4                     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Great Room                                                                                                          |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full                                                                                                           |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 43                  |
| Zoning         | R-G                 |
| HOA Fees       | 362                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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