

# \$650,000 - 45 Brightondale Parade Se, Calgary

MLS® #A2240970

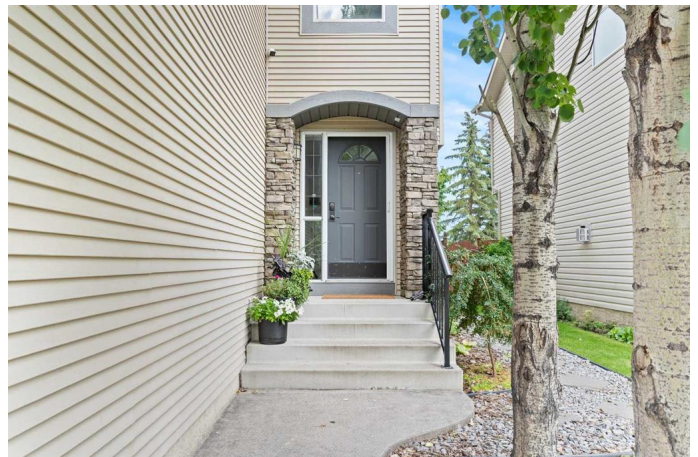
**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,781 sqft  
Residential on 0.09 Acres

New Brighton, Calgary, Alberta

3 BEDROOMS | 2 1/2 BATHROOMS |  
2-STOREY | 1,781 SQFT | DOUBLE  
ATTACHED GARAGE | BACKS ONTO  
GREEN SPACE | LANDSCAPED OASIS |

Welcome to this beautifully maintained family home in the heart of New Brighton, offering 1,781 sqft of bright and functional living space, freshly painted throughout and thoughtfully designed for comfort and style. Perfectly positioned on a landscaped lot backing onto a park with no neighbours behind, this home blends privacy, convenience, and community living. Step inside to an open concept main floor with refinished hardwood flooring and an abundance of natural light. The spacious kitchen boasts granite counters, a large island with breakfast bar, convenient pantry, and plenty of cabinet and counter space. The dining area, surrounded by windows, opens onto a custom-built composite deck (2021) with BBQ gas line, outdoor speakers, and over 350 sqft of space to relax or entertain. Just off the kitchen, the inviting living room features a statement shelving unit and a cozy gas fireplace, creating a refined yet welcoming atmosphere for family gatherings or entertaining. The main floor also features a spacious laundry room and powder room. Upstairs, you'll find a generous bonus room with vaulted ceilings, perfect for movie nights or to use as a play area. The serene primary suite is the perfect spot for relaxation with a walk-in closet and 4-piece ensuite with soaker tub. Additionally, two bedrooms and a



4-piece bathroom complete this level. The landscaped backyard is truly an oasis, complete with mature trees, raised garden beds, and direct access to the park. Additional features of the home include central air conditioning, central vacuum, new hot water tank (2025) and a built-in sound system throughout the home. The basement is a blank canvas for you to create your own space. Located just steps from New Brighton Elementary School, the community centre, outdoor rink, splash park, tennis courts, and multiple playgrounds, this home offers an unmatched family lifestyle. Book your showing today!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240970    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,781       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 45 Brightondale Parade Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 4G5                   |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Clubhouse, Playground, Recreation Facilities |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2                                            |

## Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                  |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-G               |
| HOA Fees       | 380               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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