

\$539,999 - 4040 New Brighton Grove Se, Calgary

MLS® #A2258026

\$539,999

4 Bedroom, 4.00 Bathroom, 1,350 sqft
Residential on 0.06 Acres

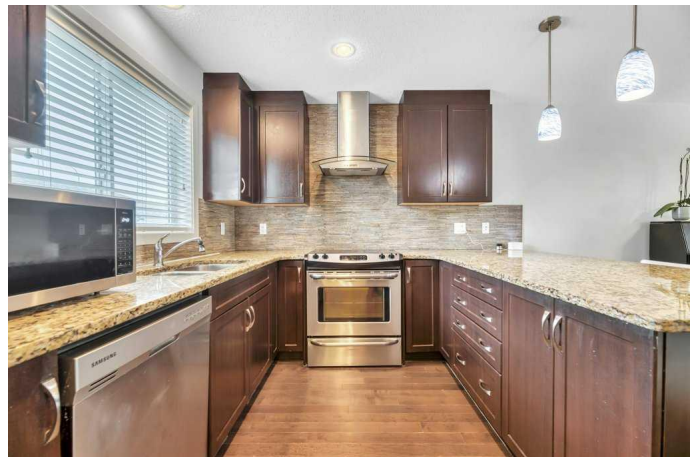
New Brighton, Calgary, Alberta

Welcome to this warm and move-in-ready home in the vibrant southeast community of New Brighton – a neighbourhood loved for its parks, pathways, schools, and easy access to everything along 130th Avenue.

Thoughtfully maintained and freshly painted, this home is an ideal fit for first-time buyers or growing families who want to settle in before winter and enjoy a space that already feels cared for.

The main level offers a bright and open-concept layout with a standout kitchen that instantly makes an impression. Complete with granite countertops, shaker-style cabinetry that extends to the ceiling, a tiled backsplash, and a chimney-style hood fan vented to the exterior, it strikes the perfect balance of style and function. Stainless steel appliances and a generous amount of prep and storage space make it a welcoming hub for cooking and gathering. The adjoining living and dining areas flow together comfortably, creating a relaxed setting for everyday life and easy entertaining.

Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and a full guest bathroom complete the upper level, providing plenty of space for family, guests, or a home office setup. The fully finished basement – completed with the proper City of Calgary permits – expands



your living space even further with a fourth bedroom, another full bathroom, a cozy rec area, and a wet bar that makes it a great spot to unwind or host movie nights.

Important updates have already been taken care of for you, including shingles and siding (2021), a new hot water tank (2024), and a new furnace motor (2025), offering peace of mind and lower maintenance costs for the years ahead. Outside, the backyard is partially fenced and ready for your personal touch – whether that’s a garden, patio setup, or future garage. A large portable car shelter is already in place to protect your vehicle in the meantime.

Located just a short walk from parks, schools, transit, and an incredible range of shopping and amenities, this home delivers the lifestyle so many buyers are looking for – comfort, community, and convenience all in one.

Built in 2013

Essential Information

MLS® #	A2258026
Price	\$539,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4040 New Brighton Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1G4

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	52
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.