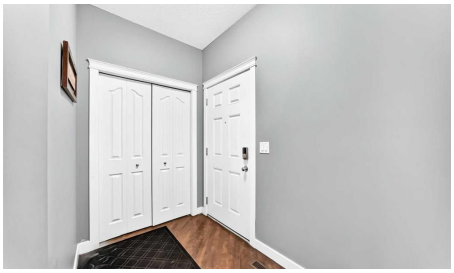
# 1580 New Brighton Drive SE

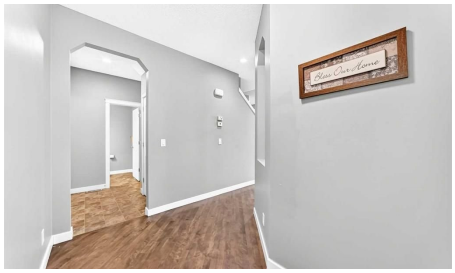
Calgary | Active | MLS® A2353655

**$624,900**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2008** | **1,909.4 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

PRICED TO SELL! Welcome to this spacious, family-friendly home in sought-after New Brighton. Offering approximately 1,900 sq. ft. of living space plus a fully developed basement, this property features four bedrooms, four bathrooms, an attached double garage, and parking for two additional vehicles on the driveway. The main level showcases an updated paint palette, a den, a laundry/mudroom, and a walk-through pantry leading to the kitchen. The kitchen is finished with modern tones, stainless-steel appliances, quartz countertops, and a waterfall-edge island. Adjacent to the dining area, patio doors open to a private, low-maintenance backyard complete with a composite deck and pergola, an exposed-aggregate patio ideal for barbecuing, full fencing, and attractive new lawn A roomy living room with a large gas fireplace completes the main floor. Upstairs, you'll find a generous bonus room, two well-sized secondary bedrooms, a four-piece main bathroom, and a spacious primary suite with a walk-in closet and an ensuite featuring a soaker tub, separate shower, and quartz countertops. The fully developed lower level adds a large family/recreation room with a kitchenette nook, a fourth bedroom, another full bathroom-ideal for guests-and a mechanical/storage room. Located close to two schools, the New Brighton Community Association and it is a quick drive to major shopping, and convenient access to Deerfoot Trail and Stoney Trail, this is a wonderful place to call home.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353655 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2008 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |

| | |
|---|---|
| **Total Living Area:** | 1,909.4 sq. ft. |
| **Main Level Finished Area:** | 851.3 sq. ft. |
| **Below Grade Finished Area:** | 648.1 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,885 sq. ft. |
| **Lot Frontage:** | 36' |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2008 (Age: 18) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0814725 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Carpet, Hardwood, Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **HOA Fee:** | $362.50 |
| **City Quadrant:** | Southeast |
| **Community:** | New Brighton |
| **Amenities:** | Other |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | PERGOLA ON DECK |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Entrance · 12'8" × 5'1" · |
| **Main Floor** | Den · 9' × 8'10" · |
| **Main Floor** | Dining Room · 9'11" × 9'1" · |
| **Main Floor** | Living Room · 14'1" × 13'1" · |
| **Main Floor** | Kitchen · 13'1" × 11'11" · |
| **Main Floor** | Pantry · 6'2" × 4'10" · |
| **Main Floor** | Laundry · 8' × 6'8" · |
| **Main Floor** | Mud Room · 6'7" × 4'1" · |

| | |
|---|---|
| **Main Floor** | Bedroom - Primary · 14'6" × 11'11" · |
| **2nd Floor** | Walk-In Closet · 8'4" × 7'9" · |
| **2nd Floor** | Bedroom · 12'8" × 9'9" · |
| **2nd Floor** | Bedroom · 13'5" × 8'9" · |
| **Basement** | Bedroom · 14'4" × 8'10" · |
| **Basement** | Game Room · 23'9" × 13'5" · |
| **Basement** | Furnace/Utility Room · 17'10" × 14'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-1N |
| **Listed Date:** | Oct 23, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1580-new-brighton-drive-se-calgary-a2353655/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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