2046 New Brighton Gardens SE

Calgary | Active | MLS® A2343185

$549,999









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2006**	**1,028.72 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

A rare opportunity to own a detached bungalow in New Brighton! If you've been looking for one-level living in this popular community, this well-cared-for corner-lot home deserves a closer look. The main floor offers a bright, comfortable layout with a spacious primary bedroom, refreshed kitchen (2023), two pantry closets providing excellent storage, and skylights that bring an abundance of natural light into the home. With your everyday living comfortably located on one level, the home is an appealing option for those looking to downsize or simplify without giving up a basement for guests, hobbies, a home office, or additional living space.

The fully developed basement adds two additional bedrooms, fresh paint, and brand-new carpet throughout. This versatile space gives you plenty of options for visiting family and friends, a home office, crafts, exercise space, or simply extra room when you need it. One of the biggest advantages of this property is the outdoor space. The east and south facing corner lot is beautifully landscaped with mature trees and colorful flower beds, and includes a single detached garage. An RV parking pad currently accommodates a 27-foot fifth wheel, plus a dedicated 30-amp RV plug wired directly into the electrical panel.

Recent updates include a new roof on both the home and detached garage (2020), refreshed kitchen (2023), new carpet, and fresh basement paint. You're just steps from New Brighton School and minutes from the community's splash park, beach volleyball and tennis courts, playgrounds, parks, and walking paths.

Detached bungalows in New Brighton are not often available, making this a particularly interesting option for buyers who value one-level living, a yard, garage and RV parking, and the freedom of owning a detached home with no condo fees.

If you've been waiting for a bungalow in New Brighton, this one is worth seeing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343185
Bedrooms	3
Bathrooms	2
Year Built	2006
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:	Bungalow
Total Living Area:	1,028.72 sq. ft.
Below Grade Finished Area:	946.97 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,101 sq. ft.
Lot Frontage:	24'4½"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	4
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0511913
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Main Level
HOA Fee:	$370.94
City Quadrant:	Southeast
Community:	New Brighton
Amenities:	Clubhouse, Park, Playground, Racquet Courts
Appliances:	Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 20'10" × 12'4" ·
Main Floor	Kitchen · 13'9" × 12'7" ·
Main Floor	Living Room · 14'8" × 12'11" ·
Main Floor	Bedroom - Primary · 14'11" × 10'6" ·
Basement	Bedroom · 11'5" × 8'5" ·
Basement	Bedroom · 11'11" × 10'11" ·

Basement	Family Room · 18'1" × 17'11" ·
Basement	Storage · 11'2" × 6'6" ·
Basement	Furnace/Utility Room · 10'3" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Treed
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2046-new-brighton-gardens-se-calgary-a2343185/

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