217 Brightonwoods Gardens SE

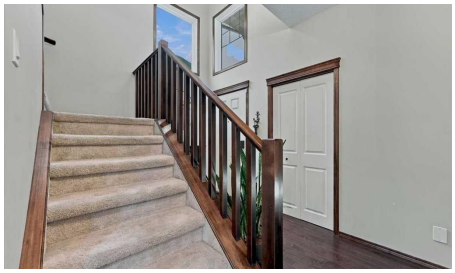
Calgary | Active | MLS® A2358298

$639,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**1,783.89 sq. ft.**

Your next move starts with a conversation.

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Listed by Jayman Realty Inc.

A closer look

JEWEL OF A DEAL | NEW BRIGHTON | PRIME LOCATION | OVER 2,540 SQ. FT. DEVELOPED

Welcome to this air-conditioned, family-focused home offering an exceptional combination of space, style and location-just steps from the New Brighton Clubhouse, ponds, parks, pathways, schools, shopping and transit. Residents enjoy year-round access to community amenities, including tennis, volleyball and basketball courts, a splash park, playgrounds and a hockey rink.

Offering 1,783.89 sq. ft. above grade and more than 2,540 sq. ft. of total developed living space, this beautifully maintained home features four bedrooms, 3.5 bathrooms, a generous bonus room and a fully finished basement.

The bright, open-concept main floor showcases nine-foot ceilings and engineered hardwood flooring. A spacious Great Room is anchored by a welcoming gas fireplace and flows seamlessly into the dining area and chef-inspired kitchen.

Designed for everyday efficiency and entertaining, the kitchen features maple shaker-style cabinetry, upgraded stainless-steel appliances, a smooth-top electric range, walk-in pantry, tiled backsplash and recessed lighting. A central island with a flush eating bar and black sink provides additional preparation and gathering space.

Upstairs, the impressive 18' x 11'3" bonus room is ideal for movie nights, games or relaxing with family. Three generously sized bedrooms include the primary retreat, complete with a walk-in closet and spa-inspired four-piece ensuite featuring a deep soaker tub and separate shower. A full main bathroom completes the upper level.

The developed basement adds valuable versatility with a large family room, fourth bedroom, four-piece bathroom, flex area and ample storage-perfect for guests, extended family, a home gym or recreation space.

Outdoor living is equally inviting. The fully fenced and landscaped backyard features a 16' x 11'10" upper deck, an 18' x 12'4" concrete patio, storage shed and walkways, creating a low-maintenance setting for summer entertaining.

Additional highlights include air conditioning, an insulated double attached garage, modern lighting and plumbing fixtures, white-painted doors, maple baseboards and casings, upgraded bathroom tile, and attractive curb appeal enhanced by stone accents, wood detailing, a panelled garage door and covered front entrance.

With its functional floor plan, developed living space and outstanding access to New Brighton’s amenities, this exceptional home offers comfort and convenience for the entire family. Contact your REALTOR® today to arrange a private viewing!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2358298
Bedrooms	4
Bathrooms	4
Year Built	2011
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:	1,783.89 sq. ft.
Main Level Finished Area:	770.12 sq. ft.
Upper Level Finished Area:	1,013.77 sq. ft.
Below Grade Finished Area:	654.16 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,133 sq. ft.
Lot Frontage:	35'7½"
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	8

Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0814725
Heating:	Central, Exhaust Fan, Forced Air, Natural Gas
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, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Side By Side
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level

HOA Fee:	$355.96
City Quadrant:	Southeast
Community:	New Brighton
Amenities:	Recreation Facilities
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Living Room · 16'2" × 12' ·
Main Floor	Kitchen · 12'11" × 10'11" ·
Main Floor	Dining Room · 10'11" × 10'11" ·
Main Floor	Foyer · 12'8" × 5'4" ·
Main Floor	Laundry · 7'11" × 5'4" ·
Upper Level	Bedroom - Primary · 13'8" × 12'10" ·
Upper Level	Bedroom · 10' × 9'11" ·
Upper Level	Bedroom · 10'1" × 9'11" ·
Upper Level	Bonus Room · 18' × 11'3" ·
Basement	Game Room · 17'4" × 11'7" ·
Basement	Bedroom · 13'3" × 9'9" ·
Basement	Furnace/Utility Room · 10'3" × 7'8" ·
Basement	Hobby Room · 11'2" × 4'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard, Rain Gutters, Uncovered Courtyard

Patio And Porch Features:	Deck, Front Porch, Patio, Rear Porch
Lot Features:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/217-brightonwoods-gardens-se-calgary-a2358298/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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