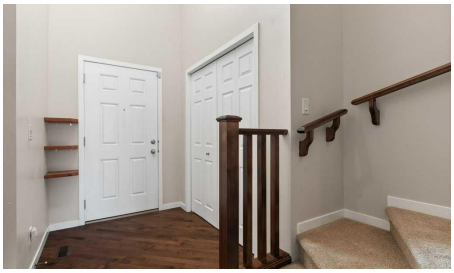
24 New Brighton Landing SE

Calgary | Active | MLS® A2342251

$499,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2008**	**1,487.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

This lovely semi-detached home backs onto an expansive green space with no neighbours behind. Beautiful hardwood flooring flows through the front entry, kitchen and dining area, while plush carpet adds warmth to the inviting living room. The spacious kitchen features granite countertops, a generous corner pantry and a gas stove. In the living room, a cozy fireplace is framed by windows on either side, filling the space with natural light. The adjacent dining area offers direct access to the back deck, complete with a gas line and included BBQ, creating an excellent layout for hosting friends and family. Access to the single attached garage and a conveniently tucked-away 2-piece bathroom complete the main floor. Upstairs, you'll find three well-sized bedrooms, including a large primary retreat with south-facing windows, a walk-in closet and a private 3-piece ensuite. The additional bedrooms overlook the green space and New Brighton Athletic Park, with a centrally located 4-piece bathroom nearby. The unfinished basement offers high ceilings, roughed-in plumbing for a future bathroom, an easily accessible laundry area and plenty of potential to create a space tailored to your needs. The backyards location provides an expansive setting and privacy to enjoy the space. Enjoy excellent access to nearby pathways, parks, playgrounds and everything this welcoming community has to offer. Located with the perfect proximity to 130th ave also allows for walkability to all the amenities offered as well as easy access to major routes for transit and driving. Check out the 3D Virtual Tour and book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342251
Bedrooms	3
Bathrooms	3
Year Built	2008
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	1,487.59 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,572 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2008 (Age: 18)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0813314
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$370.94
City Quadrant:	Southeast
Community:	New Brighton
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Freezer & Mini Fridge in Basement
Restrictions:	None Known
Main Floor	Dining Room · 11'10" × 11'4" ·
Main Floor	Foyer · 10'7" × 5'4" ·
Main Floor	Kitchen · 11'10" × 10'11" ·
Main Floor	Living Room · 16'4" × 10'11" ·
Upper Level	Bedroom · 11'7" × 10'3" ·
Upper Level	Bedroom · 11'5" × 9'9" ·
Upper Level	Bedroom - Primary · 18'8" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Backs on to Park/Green Space, Lawn, No Back Lane, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/24-new-brighton-landing-se-calgary-a2342251/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.