87 Brightonstone Passage SE

Calgary | Active | MLS® A2352801

$715,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2007**	**2,287 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Standard Realty Co.

A closer look

OVER 3,100 SQ. FT. OF DEVELOPED LIVING SPACE | STEPS TO THE WATER PARK | CENTRAL A/C. Welcome to 87 Brightonstone Passage SE, an expansive 4-bedroom, 3.5-bathroom family home offering 2,287 sq. ft. above grade plus a fully finished basement on a quiet street in New Brighton. Designed for busy families and remote professionals, the bright main floor features a private front den, a spacious living room with a cozy gas fireplace, and a modern kitchen anchored by an oversized island, stone countertops, walk-in pantry, and gas range. Step through the sun-drenched dining area onto your private back deck and fenced yard. Upstairs, unwind in a massive bonus room alongside convenient upper-floor laundry and three generous bedrooms, including a primary retreat with vaulted ceilings, expansive windows, and a spa-inspired 5-piece ensuite. The fully developed basement adds serious versatility with a fourth large bedroom, a full 3-piece bath, an oversized rec room, and a second dedicated office/den. Complete with central air conditioning, an attached double garage with mudroom entry, and an unbeatable location steps from New Brighton Athletic Park, the splash park, clubhouse, schools, and shopping. Quick possession available-move in and celebrate the holidays in your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352801
Bedrooms	4
Bathrooms	4
Year Built	2007
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:	2,287 sq. ft.
HOA Fee Frequency:	Annually

Acreage:	No
Lot Area:	4,380 sq. ft.
Lot Frontage:	38'7¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2007 (Age: 19)
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:	0812183
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$370.00
City Quadrant:	Southeast
Community:	New Brighton
Amenities:	Clubhouse, Other
Appliances:	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Main Floor	Entrance · 5'6" × 5'1" ·
Main Floor	Office · 13' × 10' ·
Main Floor	Living Room · 16'2" × 11' ·
Main Floor	Dining Room · 11'7" × 8' ·
Main Floor	Kitchen · 16'2" × 9'6" ·
Upper Level	Bonus Room · 19' × 14'4" ·
Upper Level	Bedroom - Primary · 19' × 14'4" ·
Upper Level	Bedroom · 12' × 9' ·
Upper Level	Bedroom · 12' × 9' ·
Upper Level	Laundry · 7'1" × 6' ·
Basement	Family Room · 22'4" × 12'10" ·
Basement	Flex Space · 10'7" × 10' ·
Basement	Bedroom · 14'8" × 8'8" ·

Basement	Furnace/Utility Room · 10'8" × 8'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, Pantry, Stone Counters
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Lawn, Level, Private, Rectangular Lot, Sloped Down
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/87-brightonstone-passage-se-calgary-a2352801/

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