

# **\$679,900 - 83 Brightondale Crescent Se, Calgary**

MLS® #A2213440

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,751 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

Beautifully Updated Home on a Quiet Crescent in One of New Brighton's Best Locations.

3 Beds | 2.5 Baths | Large Bonus Room | Sunny South-Facing Backyard.

Welcome to this lovingly maintained 3-bedroom, 2.5-bath home, ideally located on a quiet crescent in one of New Brighton's most sought-after streets. With quick access to 52nd Street, walking distance to both schools, the community clubhouse, parks, and all amenities, this is a location that truly delivers for family living.

Step inside to a warm and inviting main floor. This turn key property features new flooring and carpet throughout(2024), professional paint throughout (2024), and a bright open-concept layout perfect for everyday life and entertaining. The kitchen is equipped with stainless steel appliances, ample counter space, and flows into the cozy dining and living room complete with a gas fireplace. The convenient main floor laundry adds to the home's functionality.

Upstairs, you'll find a spacious bonus room for family movie nights, a large primary bedroom with a private ensuite, plus two additional bedrooms and a full main bathroom—plenty of room for the whole family.

The unfinished basement offers loads of



potential for future developmentâ€”whether itâ€™s a home gym, playroom, or guest suite.

Outside, the sunny south-facing backyard is a private retreat with mature trees providing full summer privacy, a firepit, and a large deck with privacy screenâ€”plus a BBQ gas line - for effortless enjoyable outdoor living.

Additional features include central air conditioning (2023) and a new roof (2023).

This is the perfect turn-key family homeâ€”updated, stylish, and in an unbeatable location. Just move in and start making memories!

Built in 2003

**Essential Information**

MLS® #	A2213440
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,751
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	83 Brightondale Crescent Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 4G6

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bathroom Rough-in, Ceiling Fan(s), Wired for Sound  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard, BBQ gas line, Fire Pit, Garden  
Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot, Front Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 24th, 2025  
Days on Market 6  
Zoning R-G  
HOA Fees 345  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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