

# \$669,900 - 1208 Brightoncrest Green Se, Calgary

MLS® #A2242729

**\$669,900**

3 Bedroom, 4.00 Bathroom, 1,874 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

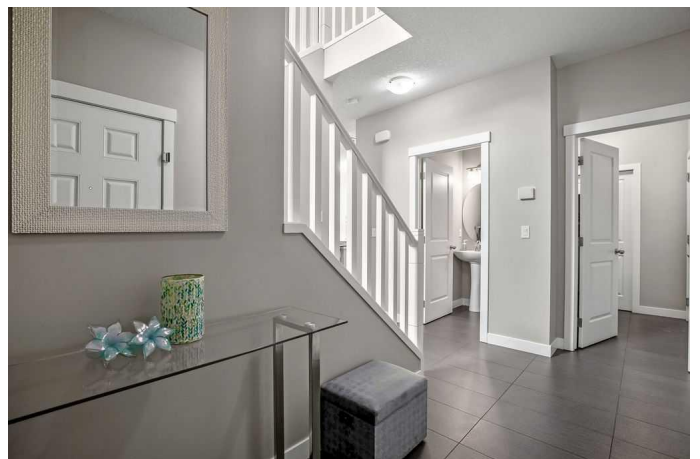
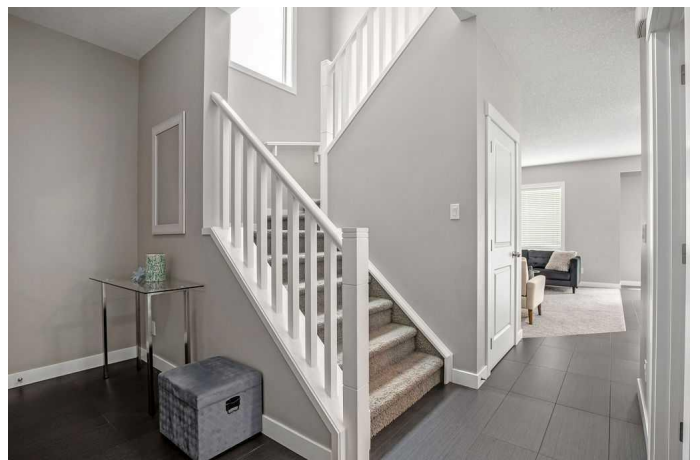
**\*\*NEW PRICE IN EFFECT\*\* OPEN HOUSE SATURDAY AUG 23 1PM TO 3PM\*\*\*** Nestled on a quiet, family-friendly street in the heart of New Brighton, this fully finished 3-bedroom, 4-bathroom home blends space, style, and smart upgrades in all the right ways.

Inside, 9' ceilings and sleek slate-grey tile set the tone for the open-concept main floor—modern, warm, and ready for everyday living. The kitchen is built for both function and flair: stainless steel appliances, granite countertops, a gas stove, walk-through pantry, and an oversized island perfect for casual meals or entertaining. Bonus touches like a garburator, stylish lighting, and over-the-range microwave make life easy.

The living room offers a cozy retreat with a fireplace and sun-filled windows, while upstairs, the bright bonus room is ideal for movie nights, a play space, or your home office. Laundry is conveniently located on the upper level (washer & dryer included!).

The primary retreat is your personal escape, featuring large windows, a walk-in closet, dual vanities, separate shower, and a deep corner soaker tub—your own daily spa experience.

Outside, the pie-shaped lot offers more room to roam. A two-level deck and gas BBQ hookup make the backyard perfect for summer hangouts and weekend BBQs.



Downstairs, the finished basement offers sleek laminate flooring, a full 3-piece bathroom, and plenty of storage—great for guests, hobbies, or extra living space.

Extras? Central A/C (2019) and full access to New Brighton’s HOA perks: splash park, skating rink, community events, and more.

Thoughtfully upgraded. Perfectly located. Effortlessly livable. Welcome home.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242729    |
| Price          | \$669,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,874       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1208 Brightoncrest Green Se |
| Subdivision | New Brighton                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z1G9                      |

**Amenities**

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

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Yard, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Siding             |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 36              |
| Zoning         | R-G             |
| HOA Fees       | 362             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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