587-899-3773
justin@realtyaces.ca

24 New Brighton Landing SE
Calgary, Alberta

MLS # A2342251

$524,900

Division:	New Brighton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,488 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Back Lane, No Neighbours Behind,		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Freezer & Mini Fridge in Basement

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!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.