

\$534,900 - 312 New Brighton Landing Se, Calgary

MLS® #A2250374

\$534,900

3 Bedroom, 3.00 Bathroom, 1,026 sqft
Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to 312 New Brighton Landing SE!

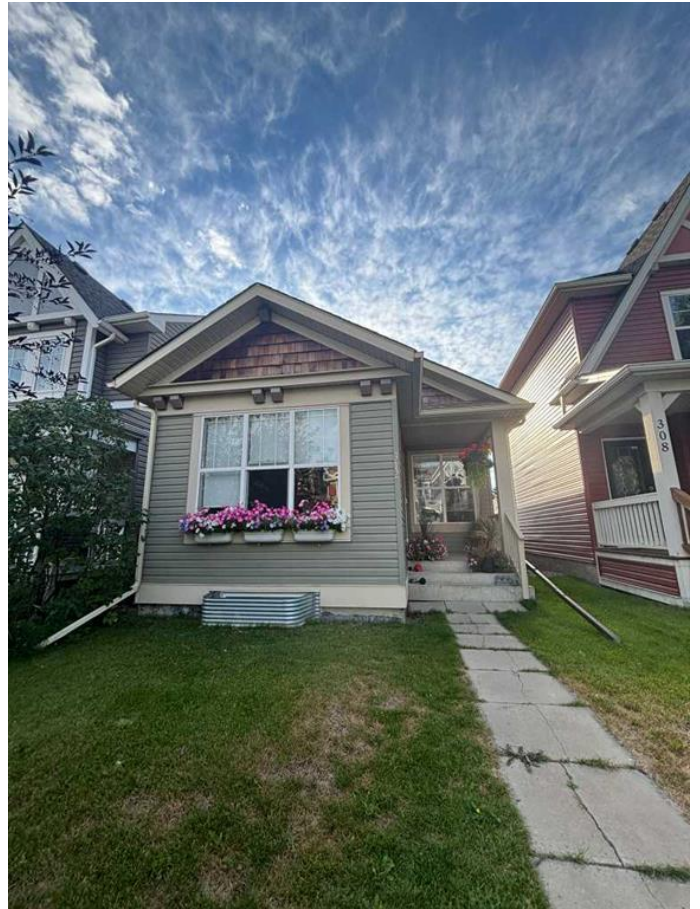
This GORGEOUS home is nestled into the desirable community of New Brighton! Almost 2000 square feet of LIVING SPACE!! Close to the many shopping, dining, and grocery options that 130th has to offer. Become a part of the much desired New Brighton Residents Association! This amazing facility features tons of community events, sports facilities, a waterpark, and MORE!Â

This SPACIOUS 4-Level Split boasts charming curb appeal with a modest front yard! A generous entryway welcomes you into 312 New Brighton Landing, with a Den/Office/bedroom and full bath on this level for extra convenience! Perfect for those who work from home! The large open-concept living room, dining room, kitchen, is bathed in natural light and is the perfect place to entertain family & friends!Â

Kitchen features a hidden pantry and TONS of cabinet space!Â

Primary bedroom is up a half level, with full ensuite bathroom and wall-to-wall double closets!Â

Down a half level is a tranquil bonus room ready for your creative touch! Make it a reading room, yoga retreat, TV room, or play room!Â



Basement features additional bedroom and another full bathroom! PLUS large rec room/man cave!

Double garage can more than accommodate a large truck and then some!Â You must see this house in person!!

Built in 2009

Essential Information

MLS® #	A2250374
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,026
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	312 New Brighton Landing S
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0S5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior



Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	27
Zoning	R-G
HOA Fees	362
HOA Fees Freq.	ANN

Listing Details

Listing Office	Drummer Realty & Property Management
----------------	--------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.