

# \$662,900 - 246 New Brighton Mews Se, Calgary

MLS® #A2247778

**\$662,900**

3 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.09 Acres

New Brighton, Calgary, Alberta

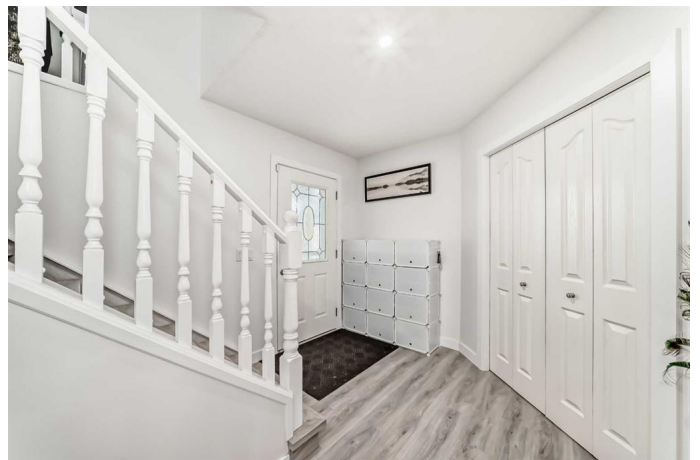
SPACIOUS LIVING SPACE 2,234.7 SQ.FT. HOME + BIG GARAGE – perfectly situated on a QUIET CUL-DE-SAC IN NEW BRIGHTON! Walk to NEW BRIGHTON PUBLIC SCHOOL, close to ST. ALBERT THE GREAT, NEW BRIGHTON CLUB, parks, transit, and High Street.

FULLY LANDSCAPED YARD WITH ENTERTAINMENT SPACE – widened front drive, stone exterior accents, full-width deck, attached sun awning, fenced yard for kids and pets.

OPEN-CONCEPT MAIN FLOOR – tiled front & garage entries, main-floor laundry, added storage, 2pc bath, corner gas fireplace, and a RENOVATED KITCHEN (2025) with center island, sil-granite sink, REAL MARBLE GRANITE counters, subway tile backsplash, stainless steel appliances, soft-close white cabinets & pantry.

BRIGHT UPPER LEVEL – front bonus room with vaulted ceiling, 2 spacious kids™ bedrooms, large back master, and RENOVATED BATHROOMS with tile floors, granite counters, vessel sinks & modern faucets.

FULLY FINISHED BASEMENT – rec room, flex room, built-in speakers, wall bar, full bath (2022), plus KARAOKE ROOM WITH SOUND ISOLATION.



MAJOR UPGRADES LAST 5 YEARS –  
fresh paint (2025), new window coverings  
(2025), full kitchen renovation (2025), lighting  
(2024), flooring (2023), air conditioning (2023),  
new roof (2022), door alarms (front & back),  
casing & baseboard upgrades, quartz &  
granite countertops, plus other quality  
improvements since 2020.

TURNKEY, MOVE-IN-READY HOME –  
stylish, functional, and loaded with features for  
today’s lifestyle!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247778    |
| Price          | \$662,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,656       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 246 New Brighton Mews Se |
| Subdivision | New Brighton             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 4J3                  |

**Amenities**

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                                                            |
| Parking Spaces | 5                                                                                                                                           |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Off Street, Parking Pad, Front Drive, Garage Faces Front, Insulated, On Street, Owned |
| # of Garages   | 2                                                                                                                                           |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s), Bar, Chandelier |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings   |
| Heating           | Forced Air                                                                                                          |
| Cooling           | Full, Sep. HVAC Units                                                                                               |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard, Other                                              |
| Lot Description   | Few Trees, Landscaped, No Neighbours Behind, Cul-De-Sac, Private |
| Roof              | Asphalt                                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 56                |
| Zoning         | R-1N              |
| HOA Fees       | 365               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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