

692 NEW BRIGHTON Drive, Calgary T2Z 0Y7

MLS®#: **A2195996** Area: **New Brighton** Listing **02/27/25** List Price: \$749,900

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Lot Shape:



 General Information
 DOM

 Prop Type:
 Residential

 Sub Type:
 Detached

 City/Town
 City/Town

 City/Town:
 Calgary
 Finished Floor Area
 Beds:
 3 (3)

 Year Built:
 2010
 Abv Sqft:
 2,556
 Baths:
 2.5 (2 1)

 Lot Information
 Low Sqft:
 Style:
 2 Storey

Lot Sz Ar: **4,284 sqft** Ttl Sqft: **2,556**

Ttl Park: 4
Garage Sz: 2

<u>Parking</u>

Access:
Lot Feat: Front Yard,Landscaped

Park Feat: Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Utilities and Features

Roof: Asphalt Shingle Construction: Heating: Forced Air, Natural Gas Stone, Vinyl Siding

Flooring:

Ext Feat: Private Yard Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer

Int Feat: Double Vanity, Granite Counters, High Ceilings, Kitchen Island

Utilities:

Sewer:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
Title: Fee Simple Legal Desc:	1110106	Zoning: R-G			
J			Remarks		

Welcome to 692 New Brighton Dr SE! This spacious two-storey home in the heart of New Brighton offers over 2,500 sq. ft. of living space with 3 bedrooms and 2.5 baths. The main floor features an office nook, an open-concept living area, and a generous kitchen—perfect for cooking and entertaining. Upstairs, the primary retreat comes with a walk-in closet, ensuite, and a cozy three-sided fireplace. Two additional bedrooms and a spacious loft provide plenty of room for family, guests, or a relaxing movie night. Step outside to a fully fenced backyard with a deck, ideal for outdoor living. Plus, the unfinished basement is ready for your personal touch. For more details and to view our 360° virtual tour, click the links below!

Inclusions: N/A

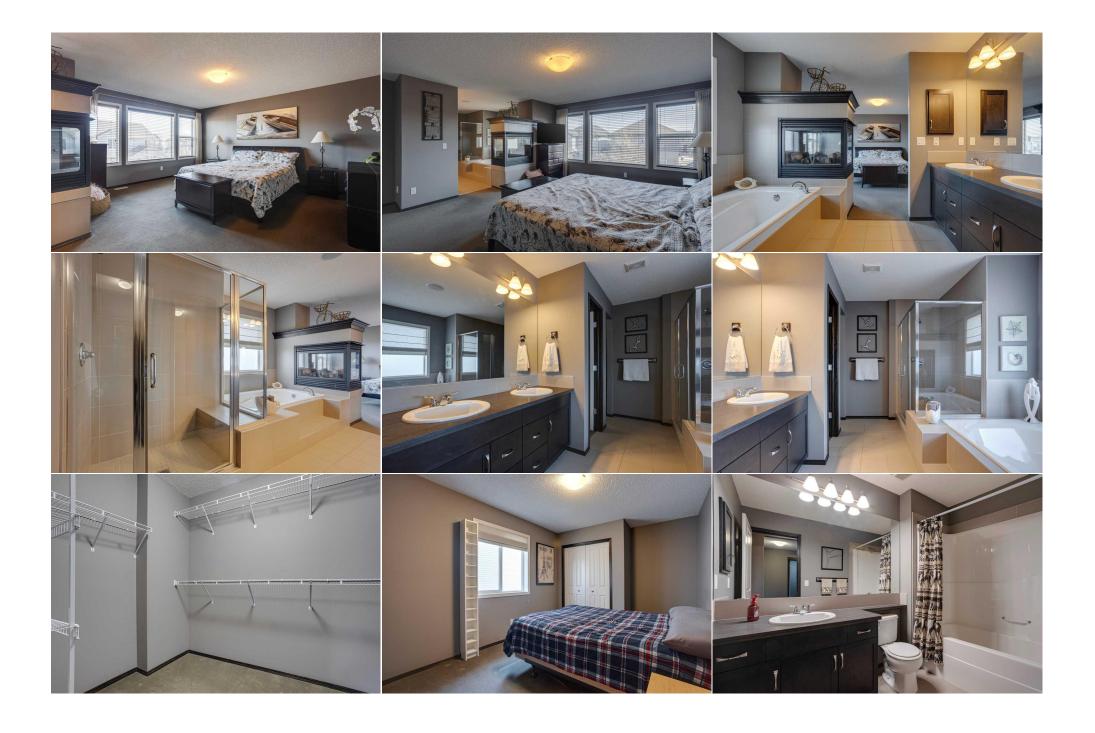
Pub Rmks:

Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















692 New Brighton Dr SE, Calgary, AB



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1st Floor Exterior Area 1450.50 sq ft Interior Area 1365.33 sq ft



⊡iGUIDE

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Basement (Below Grade) Exterior Area 1099.90 sq ft Interior Area 959.57 sq ft



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Room Measurements
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room disnessions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building
MAN FLOOR
2pc Bath: 511 x 4111 | 25 oc ft
Diring: 1311 x 7111 | 103 oc ft
Floyer 19 x 601 | 58 cc ft
Kather: 1371 x 1711 | 238 oc ft
Liveg: 13111 x 1602 | 232 oc ft
Maddown: 1771 x 1707 | 238 oc ft
Cliffice: 6111 x 101 | 69 oc ft
Cliffice: 6111 x 101 | 69 oc ft

1ST FLOOR 4pc Bath: 55" x 94" | 51 sq ft 4pc Enable: 122" x 134" | 151 sq ft 4pc Enable: 122" x 134" | 151 sq ft 8edroom: 97" x 179" | 135 sq ft 8edroom: 97" x 179" | 135 sq ft 1.ott. 19 x 1511 | 283 sq ft 1.ott. 19 x 1511 | 283 sq ft We: 10'4" x 92" | 65 sq ft We: 10'4" x 92" | 65 sq ft

BASEMENT Unfinished: 25'11" x 42' | 906 sq ft

Property Details

Floor Area Information

Ploor areas include footprint area of interior waits. All displayed floor areas are rounded to two
sectional places. Total area is computed before rounding and may not equal to sum of displayed
floor areas.

Main Building
MAIN FLOOR
Interior Area: 1031.31 sq ft
Excluded Area: 444.77 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 1105.76 sq ft

1ST FLOOR Interior Area: 1365.33 sq ft Perimeter Wall Thickness: 6.0 in Exterior Area: 1450.50 sq ft

BASEMENT (Below Grade) Interior Area: 959.57 sq ft Perimeter Wall Thickness: 12.0 in Exterior Area: 1099.90 sq ft

Total Above Grade Floor Area, Main Building Interior Area: 2396.64 sq ft Excluded Area: 444.77 sq ft Exterior Area: 2556.27 sq ft