

# \$599,000 - 98 Brightondale Parade Se, Calgary

MLS® #A2204930

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,808 sqft  
Residential on 0.10 Acres

New Brighton, Calgary, Alberta

Investor Special or Perfect for a Flip! This 3-bedroom, 2.5-bathroom home offers an incredible opportunity for those looking to make a smart investment or turn a house into their dream home. Situated in a prime location, just a stone's throw away from the spray park and community center, this property is full of potential. The main floor features convenient laundry, a spacious kitchen with brand-new appliances, and a bright dining and living room area – perfect for entertaining. Upstairs, you'll find a large bonus room with vaulted ceilings and a cozy fireplace, along with three bedrooms, including a primary suite with a generous ensuite. Recent updates include new shingles, furnace, hot water tank, and appliances, so the heavy lifting is done! This home just needs a little TLC to restore it to its full potential. Whether you're an investor, a flipper, or someone looking for a great deal in a sought-after area, this property is a must-see.

Built in 2003

## Essential Information

MLS® #	A2204930
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,808
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	98 Brightondale Parade Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4K2

### **Amenities**

Amenities	Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Asphalt Shingle

Construction Brick, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 23rd, 2025  
Days on Market 5  
Zoning R-G  
HOA Fees 355  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Landan Real Estate



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