\$524,900 - 40 New Brighton Landing Se, Calgary

MLS® #A2084468

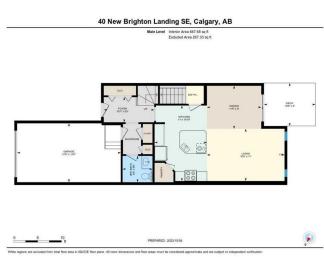
\$524,900

3 Bedroom, 3.00 Bathroom, 1,364 sqft Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Open House Sat. & Sunday 12 - 3 p.m. This is it â€" come in and experience this bright meticulously maintained home. You'II be impressed by all it has to offer â€" and no condo fees!! Landscaping has just been professionally completed in the last month, numerous upgrades include micro wave hood fan oven (last week), Samsung Fridge, Bosch Dishwasher, Ceramic top stove, hot water tank, washer dryer, etc. Come in and enjoy the 9' ceilings on the main floor, the bright and lofty entrance, the spacious kitchen with a generous sized island with an open sight line to the family room, fireplace and dining area so that conversations can continue while making those delicious meals. Sliding doors off the dining area open onto a generously sized deck facing the park, it doesn't get much better than this. Upstairs are three amply sized bedrooms; primary bedroom has a full ensuite and walkin closet as well as a sunny south facing window. Basement is unspoiled with roughin for a bathroom. This home is located within walking distance to all the amenities on 130th, as well as the bus stop on 52nd, it is also close to your main arteries if you're driving. Imagine yourself having that morning coffee on the deck facing the park – awesome, and when the nights get to warm or the smoke rolls in from the forest fires you'll appreciate this air conditioned retreat. Call for your private viewing today, or call your favorite realtor.





Essential Information

MLS® # A2084468

Price \$524,900

Sold Price \$515,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,364 Acres 0.07 Year Built 2008

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 40 New Brighton Landing Se

Subdivision New Brighton

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 0S5

Amenities

Amenities None Parking Spaces 2

Parking Single Garage Attached

Interior

Interior Features Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking

Home, Pantry, Recessed Lighting, See Remarks

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Backs on to Park/Green Sp

See Remarks

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Fr

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2023

Date Sold November 11th, 2023

Days on Market 38

Zoning R-2

HOA Fees 345.45

HOA Fees Freq. ANN

Listing Details

Listing Office THE REAL ESTATE COMPANY

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