

\$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. Youâ€™ll 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 9â€™ 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 doesnâ€™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 youâ€™re driving. Imagine yourself having that morning coffee on the deck facing the park â€” 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.



40 New Brighton Landing SE, Calgary, AB

Main Level Interior Area 967.68 sq ft
Excluded Area 267.33 sq ft



0 5 10 ft

PREPARED: 2023/10/04

White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2008

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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