

\$679,900 - 63 New Brighton Link Se, Calgary

MLS® #A2109740

\$679,900

4 Bedroom, 4.00 Bathroom, 1,837 sqft

Residential on 0.08 Acres

New Brighton, Calgary, Alberta

**** HUGE PRICE REDUCTION for QUICK SALE!**** Welcome to this **NEWLY RENOVATED** beautiful 2-storey home in the highly sought-after community of New Brighton. With over 2500 sq feet living space of immaculately kept 4 bedrooms, 3.5 baths, fully finished basement with **SEPARATE ENTRANCE** on a quiet street. All Major Upgrades are done: **ROOF SHINGLES** replaced (2021), **Luxury Vinyl Plank (LVP) FLOORING** (2023), **New CENTRAL AIR CONDITIONING** (2023), **Kitchen QUARTZ COUNTER-TOP** (2023), **Updated Tiled Backsplash**, **Kitchen Faucet** (2023), **Electric Stove and Dishwasher** purchased recently (2022), **Newly Installed Deck Cover** (2023), **Newly Installed Lighting Fixtures**, **FRESH PAINT** (2023). Fantastic opportunity to own this freshly painted newly renovated with over 2500 sq feet of living space in this immaculately kept, fully developed 2-storey home. Step inside this beautiful space with private entryway that leads to open kitchen with Quartz Counter-Top Island. The house flooring boasts LVP and kitchen cabinets come with corner pantry. Living and the Dining Area is blessed with the sunlight and the fireplace warms the space to give an unparalleled comfort. Find the luxury of getting the laundry done in a separate room situated on the main floor and help your guests with half bath built next to it. Upper Floor astonishes you with a Huge Bonus Room, Primary Bedroom with walk-in closet and



ensuite bath with a soaker tub installed, along with 2 more bedrooms and another full bath. Venture downstairs to find a fully finished living space with a separate entrance. You will be surprised to find spacious Family Room, a Bedroom and a Full bath built downstairs. Don't miss to explore the SW facing backyard which comes with an enormous deck with Glass Cover, 2 sheds and privacy of back lane. The quiet neighborhood of New Brighton offers excellent schools, access to clubhouse, lots of playgrounds and parks, public transportation, and easy access to main city routes.

****Truly a "Special Home" in MINT condition!****

Built in 2005

Essential Information

MLS® #	A2109740
Price	\$679,900
Sold Price	\$665,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,837
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 New Brighton Link Se
Subdivision	New Brighton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 4J4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Bidet, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 8th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	325.50
HOA Fees Freq.	ANN

Listing Details

Listing Office

Creekside Realty

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