

\$525,000 - 1008 New Brighton Gardens Se, Calgary

MLS® #A2116585

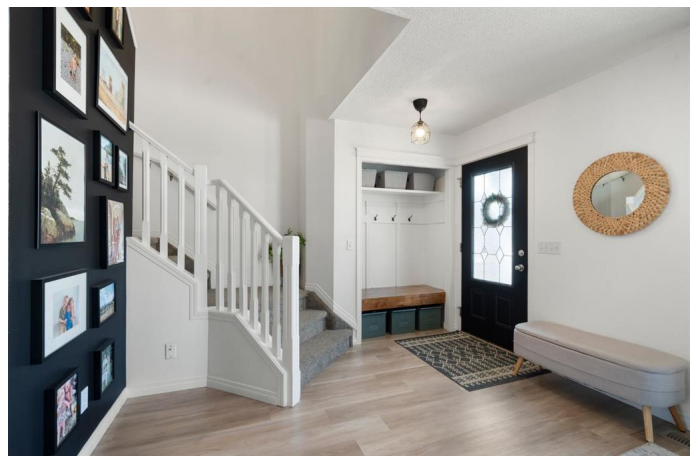
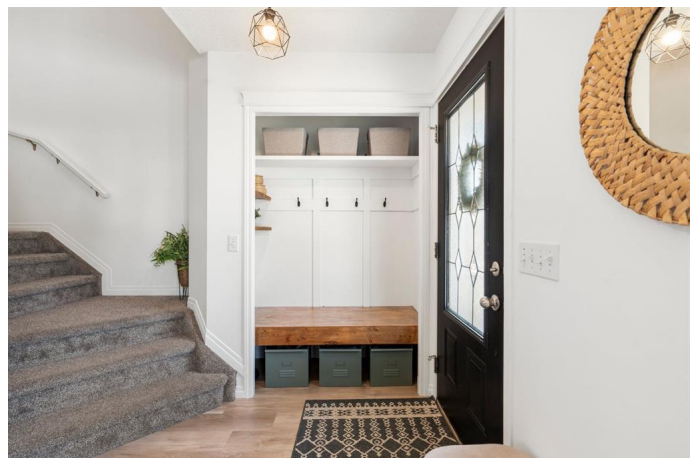
\$525,000

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to your affordable family home nestled in the highly sought-after community of New Brighton, in Southeast Calgary! Situated just steps away from a lively playground and tucked away in a peaceful cul-de-sac, this detached residence offers the perfect blend of convenience and location. Step inside to discover a thoughtfully designed main floor boasting an airy open-concept layout, accentuated by a charming three-sided fireplace—a cozy focal point for gatherings with loved ones. Recent upgrades include new vinyl plank flooring, newer carpet (2019), and fresh paint throughout, enhancing both style and functionality. The kitchen is a chef's delight, featuring a convenient sit-up island, a pantry for added storage, and seamless access to the east-facing backyard—perfect for enjoying sunny days and an outside BBQ. Venture upstairs to find three generously sized bedrooms, accompanied by a full bathroom, providing ample space for the entire family to unwind and recharge. The primary bedroom is gorgeous with its walk-in closet and beautiful feature wall, complete with its four-piece ensuite, offering privacy and comfort. The partially finished basement adds versatility to the home, featuring a spacious recreation room—ideal for movie nights or a kid's playroom—and an almost-bedroom awaiting your personal touch (just needs a door), providing endless possibilities for customization to suit your family's needs. Beyond the confines of this inviting abode,



embrace the vibrant community spirit of New Brighton, boasting an array of amenities at your fingertips. Indulge in the offerings of the community hall, featuring ice rinks, a board game library, a spray park, tennis and pickleball courts, and even beach volleyball. Convenience is paramount in New Brighton, with schools, shopping, and restaurants at the nearby 130th Avenue, and easy access to major transportation routes such as Deerfoot and Stoney Trail—making commuting a breeze. Priced at \$525,000, this exceptional home presents an incredible opportunity to own your own home in Calgary. Don't miss out on this fantastic deal—schedule your viewing today and make your family's dreams a reality!

Built in 2005

Essential Information

MLS® #	A2116585
Price	\$525,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1008 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z4X3

Amenities

Amenities	Clubhouse, Playground, Racquet Courts
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Central Vacuum, Closet Organizers, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 25th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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