

\$549,900 - 2049 New Brighton Park Se, Calgary

MLS® #A2131103

\$549,900

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this well maintained 3 bedroom, 2.5 bathroom home nestled in the popular community of New Brighton. This property offers a fantastic opportunity for families, first-time homebuyers, or investors looking for a residence in a location known for its sense of community and amenities. As you enter the home, you are greeted by a spacious living room with a 3-sided fireplace that flows into the dining space and kitchen. The kitchen is equipped with modern appliances, eat-up island, and plenty of counter space, ideal for preparing meals and entertaining guests. The main floor also consists of a conveniently located half bathroom, and a walk-in pantry. Upstairs, the home includes three generously sized bedrooms, including a master suite with a 3-pc en-suite and walk-in closet, ensuring ample space for family and guests alike. An additional 4-pc bathroom on this floor provides extra convenience. Other notable elements of this home include central air conditioning, and a wide open unfinished basement, ready for the development of a home theatre, additional bedrooms, or a recreational room - there are lots of options. The exterior of the home includes a large garden, a deck, and a well-maintained yard with enough room to build a garage, adding value and functionality to the property. Residents of New Brighton enjoy exclusive access to the New Brighton Residents Association, which includes a plethora of amenities such as a clubhouse, ice



rink, splash park, tennis courts, and more. This active community is ideal for families looking to engage in social and recreational activities throughout the year. Location is everything, and this home is on a great street, and conveniently situated within walking distance to multiple schools, making it a fantastic choice for families with children. Additionally, the area is very close to an abundance of shopping options, ensuring that all your daily needs are just a stone's throw away. Don't miss out on the opportunity to make this house your home. Embrace the community spirit of New Brighton and enjoy the convenience, functionality, and potential that this home offers.

Built in 2011

Essential Information

MLS® #	A2131103
Price	\$549,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2049 New Brighton Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 1B1

Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 13th, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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