

\$525,000 - 2089 New Brighton Gardens Se, Calgary

MLS® #A2138827

\$525,000

2 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 0.07 Acres

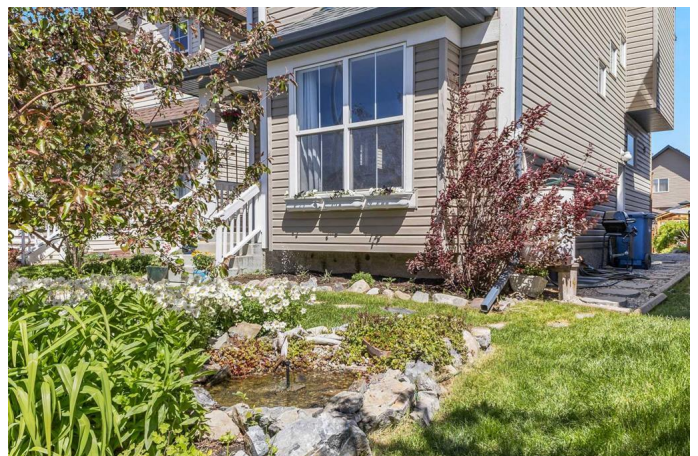
New Brighton, Calgary, Alberta

*****OPEN HOUSE 12-3PM THIS SUNDAY!!!*****

Welcome to NEW BRIGHTON- This charming 2-story home is ideal for that family looking to get into a larger home and grow the family.

Nearby schools (Dr. Martha Cohen, New Brighton School, St. Marguerite School), New Brighton Central Park, and the community association which features a splash park, tennis courts, hockey rink, ball diamond, and basketball. This Gorgeous home was built by Heartland- The EMERSON plan! This home is for sale by the original owners, who have lovingly taken excellent care of this property! It has NEWER-2019 CLASS 4 ASPHALT SHINGLES, PVC windows, PAVING STONE PATIO covered with pergola, CEDAR SHED with power, 2021 AC unit, fully fenced, beautiful landscaping including many perennials and front yard water feature.

Parking pad at the back has room for 2 cars or to build a garage. As you enter this home you are greeted with a large living room area- the central hub of the home, is perfect for gathering with friends and family, dining room, well appointed kitchen with stainless steel appliances and 2 piece powder room. There is a side entrance to the house- could potentially, with city approval, be used to develop/suite basement. The upper floor can easily be converted to a 3 BEDROOM, presently 2 bedrooms with a bonus room. Upstairs, you will be greeted with a private primary bedroom with a large walk in closet. There is a 4 piece washroom with a tub, and a second bedroom.



The basement is partially framed and awaiting your finishing touches and design choices. Good sized backyard with lots of room to build a double garage. Excellent location, nearby many walking paths, schools, parks and playgrounds. Quick access to High Street and 130th Avenue with all the shopping you could ever need! Easy out to major roads to make your commute anywhere in the City a breeze.

Built in 2006

Essential Information

MLS® #	A2138827
Price	\$525,000
Sold Price	\$551,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2089 New Brighton Gardens Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0B6

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	2

Parking	Parking Pad
---------	-------------

Interior

Interior Features	No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 12th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.