

\$568,900 - 1839 New Brighton Drive Se, Calgary

MLS® #A2145015

\$568,900

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.06 Acres

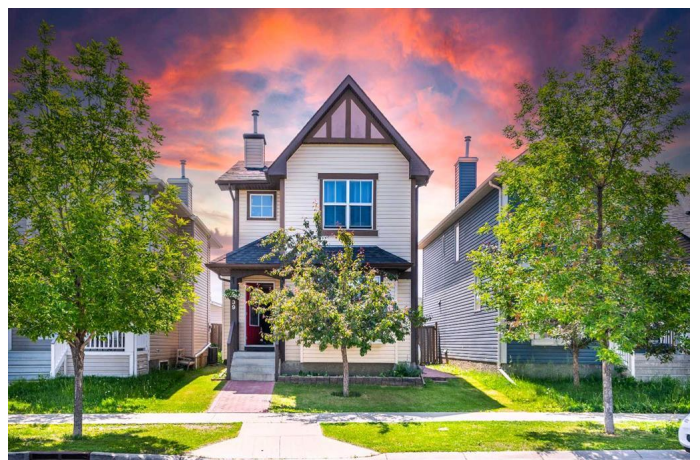
New Brighton, Calgary, Alberta

Nestled within the vibrant community of New Brighton, this charming residence invites you to experience a blend of comfort, style, and community living. As you step inside, you're greeted by a welcoming living room and a spacious dining area, perfect for both intimate gatherings and lively dinners with family and friends. The south-facing kitchen floods with natural light, creating an inviting space for culinary adventures and daily relaxation.

Throughout the main floor, laminate flooring offers durability and aesthetic appeal, complementing the warm atmosphere of the home. Upstairs, the master bedroom provides a spacious retreat, while two additional bedrooms ensure ample space for family members or guests.

Venture downstairs to discover a professionally developed basement with an additional bedroom, a cozy family room, and a convenient full bathroom. This versatile space offers flexibility for various needs, whether it's accommodating guests or providing a private sanctuary for family members. A newer roof was completed 2021, and the hot water tank is also new.

Outside, a generously sized deck awaits in the backyard, offering an ideal setting for outdoor gatherings or simply soaking up the sun. The addition of an oversized double garage in 2021 ensures ample parking and storage



space, enhancing the practicality of daily living.

Beyond the confines of this delightful home, residents of New Brighton enjoy access to an array of community amenities. From a clubhouse and tennis courts to pickleball, beach volleyball, basketball courts, and a splash park, there's something for everyone to enjoy year-round. A playground and hockey rink further enrich the community's appeal, providing endless opportunities for recreation and leisure.

Convenience is key with this location, as it is situated near McKenzie Towne and 130th Ave shopping options. Easy access to major roads such as Stoney Trail and Deerfoot Trail simplifies commuting and travel, ensuring that daily errands and adventures are within easy reach.

In conclusion, this New Brighton residence embodies the essence of modern living: comfort, convenience, and a vibrant community spirit. Whether you're seeking a place to entertain guests, relax in tranquility, or enjoy active outdoor pursuits, this home offers the perfect backdrop for creating cherished memories and embracing a fulfilling lifestyle. Don't miss your chance to make this charming New Brighton residence your own—schedule a visit today and envision the possibilities!

Built in 2006

Essential Information

MLS® #	A2145015
Price	\$568,900
Sold Price	\$565,250
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1839 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 26th, 2024
Days on Market	29
Zoning	R-1N
HOA Fees	345.45
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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