

\$550,000 - 22 New Brighton Green Se, Calgary

MLS® #A2145830

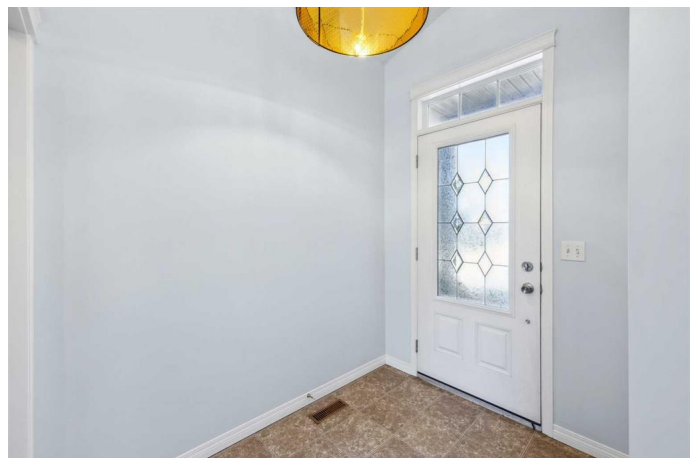
\$550,000

4 Bedroom, 3.00 Bathroom, 1,009 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

What an opportunity here! Tough to get into a detached in Calgary's top communities for this price! This open bungalow with vaulted ceilings and sky light over the kitchen is incredibly airy and spacious, its east west exposure keeps it sunny and bright, loaded with natural light! Broad open entry way and foyer, tastefully updated flooring though the main and fresh paint throughout. kitchen with ample storage and counter space including corner pantry, breakfast bar and SS appliance set with newer dishwasher. King sized master bedroom with large double closet and private 4-piece ensuite. Great sized second bedroom or office on this floor accompanied by a power room. Expansive open living area great for entertaining with rear entrance/exit to the sunny back deck. No garage but there is room for an oversized and currently parking for two on the gravel pad. 2 large bedrooms downstairs, a full shared 4-piece bath, cozy corner fireplace for the spacious living area. 2 separate storage spaces and a large mechanical room that also hosts laundry and additional storage. All the equipment in this home is healthy and operating well. These properties make great rentals, with proper permitting and city approval could potentially suite the basement using its rear entrance and easy access to mechanicals. This home is incredibly close to schools, parks, playgrounds, HOA rec center, all your



amenities and major traffic routes! Clean,
Vacant, priced to sell and ready to go!

Built in 2006

Essential Information

MLS® #	A2145830
Price	\$550,000
Sold Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,009
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	22 New Brighton Green Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0J8

Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 10th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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