

\$634,900 - 1169 New Brighton Park Se, Calgary

MLS® #A2153285

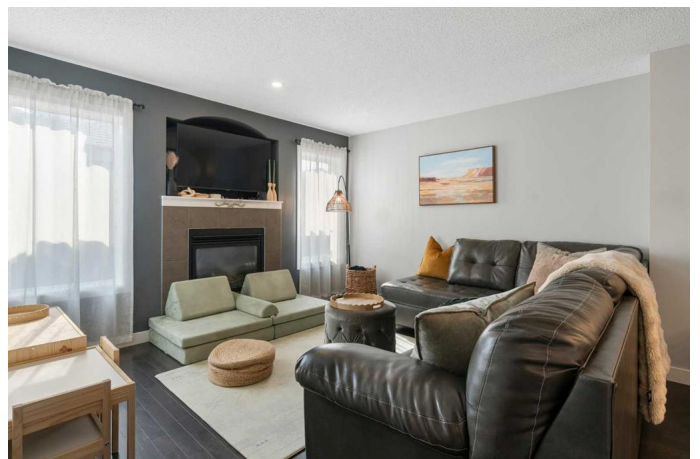
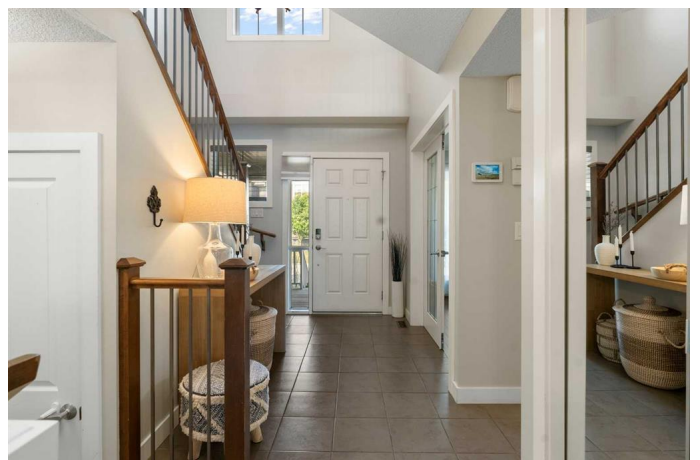
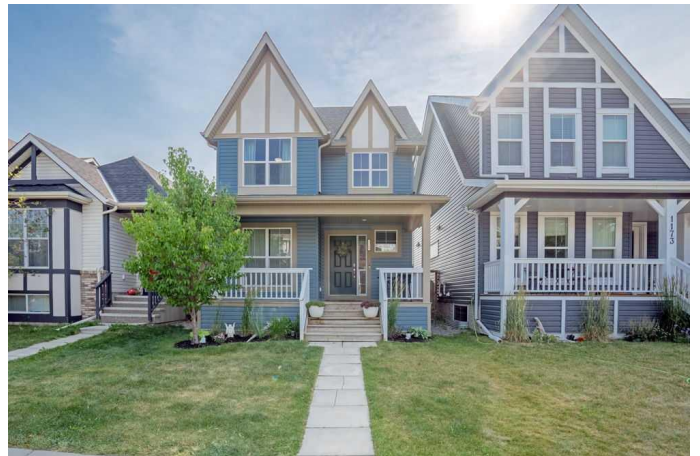
\$634,900

4 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

****OPEN HOUSE SUNDAY AUGUST 4 FROM 12-2PM**** Welcome to our latest listing in the vibrant community of New Brighton in SE Calgary. This beautifully finished home is perfect for first-time buyers, move-up buyers, and even downsizers. With just under 1,500 square feet across a fantastic two-storey layout, it offers 3 bedrooms, 2.5 bathrooms, and a bright home office space just off the front foyer. The functional floor plan feels spacious and open, offering all the features you'd expect in a home over 2,000 square feet. Tastefully finished and decorated throughout, the basement has been fully framed to include a rec room, laundry room, bedroom with egress window, and bathroom, with all plumbing and most electrical rough-ins completed. Notably, the home's siding and roof were completely replaced in 2021, ensuring durability and peace of mind for years to come. The home starts with front porch living and ends with backyard entertaining. The private backyard features a large paving stone patio, mature trees, and a custom covered pergola for the included hot tub. The oversized heated garage is unique to the area and perfect for storing tools, toys, and vehicles. This air-conditioned home is move-in ready and waiting for a couple or young family to create new memories. The neighborhood boasts several schools, easy access to main routes, walking paths, parks, green spaces, and the New Brighton Club, which offers recreational facilities such as tennis courts, a



splash park, and a skating rink. Book your showing today!

Built in 2010

Essential Information

MLS® #	A2153285
Price	\$634,900
Sold Price	\$628,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1169 New Brighton Park Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0X8

Amenities

Amenities	Clubhouse, Other
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Heated Garage

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 8th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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