

\$615,000 - 41 New Brighton Heights Se, Calgary

MLS® #A2164125

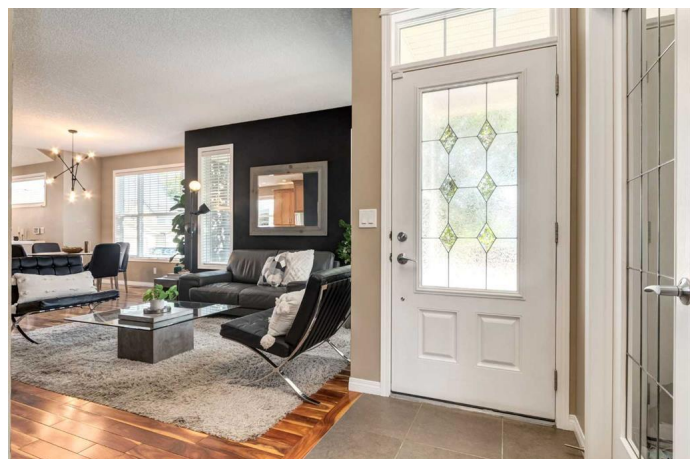
\$615,000

3 Bedroom, 3.00 Bathroom, 1,074 sqft
Residential on 0.10 Acres

New Brighton, Calgary, Alberta

****OPEN HOUSE -CANCELLED****Pride of ownership is evident in this tastefully updated spacious 3-bedroom, 3-bathroom family home situated on a corner lot in the vibrant community of New Brighton. This beautiful split level plan offers a perfect blend of comfort and functionality with a long list of features that only add to its appeal.

As you enter, you'll be welcomed by a bright and airy open-concept layout with Brazilian walnut hardwood floors, featuring designer colours, updated light fixtures, LED stair lighting, and several large windows allowing plenty of natural light. The cozy living room is perfect for family gatherings, while the adjoining kitchen boasts gleaming stone countertops, tasteful backsplash, stainless steel appliances, a central granite island, and ample cabinet space with upper and lower cabinet lighting, as well as a corner pantry. As an added feature the home is equipped with central vacuum with a toe kick in the kitchen as well as an incredibly handy VROOM under sink vacuum to help keep your kitchen sparkling. The dining space is upscale with unique lighting. The main floor bedroom with french doors could easily transition to an office and is adjacent to a full bathroom. Upstairs, you'll find the spacious master suite, complete with an ensuite bathroom and spacious closet with organization, providing a serene retreat. The finished lower level has an additional large bedroom, full bathroom, large gym area or entertaining space with wet bar,



and family room with fireplace, perfect for a cozy movie, with built-in speakers, and a great place to watch your sports. The lower floor laundry room is very spacious and well equipped with a sink and on demand hot water for the entire home.

The fully landscaped backyard with upgraded vinyl fencing, a patio and underground sprinkler system is perfect for outdoor entertaining, gardening, or simply relaxing.

Additional features include an oversized 24' x 24' double attached garage with space for two vehicles and workbench plus storage as well as attic storage. The split level plan not only offers defined living spaces but it also offers tremendous storage options. Located in the heart of New Brighton, this home is just minutes from parks, schools, shopping, and the community's fantastic amenities, including the New Brighton Club, offering recreation opportunities like tennis courts, a splash park, and skating rinks.

Don't miss your chance to own this well-maintained home in one of Calgary's most desirable neighbourhoods! Book your private viewing today. Welcome home!

Built in 2009

Essential Information

MLS® #	A2164125
Price	\$615,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached

Style	4 Level Split
Status	Sold

Community Information

Address	41 New Brighton Heights Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0P7

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized, Paved

Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Underground Sprinklers, Paved
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
-------------	----------------------

Date Sold	September 20th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	355.95
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp 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.