

# \$600,000 - 1523 New Brighton Drive Se, Calgary

MLS® #A2166376

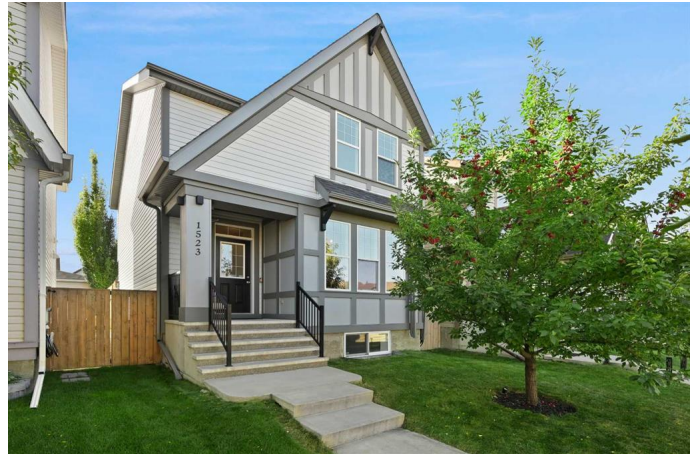
**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,567 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Wow what a beauty and awesome opportunity to own a one-of-a-kind! At 1567 sqft this floor plan is not only very unique in design but one of the largest 2 story laned homes from this era. If that wasn't enough, this one is updated with many custom features, updates and accents that make it a true gem and especially impressive. Hardwood throughout the main, large dining area with accent wall and bold rich colors, stunningly updated main floor bath, gorgeous dry bar, new backsplash and hood-fan, updated countertops, new carpet on the main. Open concept main area, flooded with natural light from the large windows and south facing rear exposure. Out back is a generous sized deck with dual privacy screens on both sides and a soothing hum of charming little pond. (pump and filters to stay) It is fenced off for the little ones or your furry friends and leaves room for parking for 2 on the gravel pad and future home for your oversized garage. Upstairs are 2 spacious bedrooms and shared full bath, a large master with 4pc ensuite and walk in closet. The majority of these 2 floors have been repainted recently. Downstairs is mostly complete, laid out with a bedroom, living area, roughed in bathroom, storage area and mechanical room. The furnace was recently serviced, new hot water tank (2023), brand new AC (2024). Exterior trim painted with roof and siding replaced 2021 as part of insurance claim. This house is brilliantly situated right next to a park/playground, in between 2



different schools, next to transit with great accessibility to major traffic routes and all amenities.

Built in 2009

**Essential Information**

MLS® #	A2166376
Price	\$600,000
Sold Price	\$592,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	1523 New Brighton Drive Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0S9

**Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	Central Vacuum, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Barbecue, BBQ gas line, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2024
Date Sold	October 4th, 2024
Days on Market	15
Zoning	R-1N
HOA Fees	355.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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