



GRASSROOTS
REALTY GROUP

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**1580 New Brighton Drive SE
Calgary, Alberta**

MLS # A2293990



\$675,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

This beautifully updated 2-storey home offers 4 bedrooms, 4 bathrooms, and a functional family-friendly layout in one of SE Calgary's most desirable communities. The main floor features HARDWOOD flooring, a fully RENOVATED KITCHEN with QUARTZ countertops, open-concept living and dining spaces, a cozy gas fireplace, a main floor office, and convenient laundry. Upstairs you'll find 3 spacious bedrooms + Bonus Room. Primary Bedroom has its own ensuite bathroom. The finished basement adds even more versatility with a 4th bedroom, full bathroom, KITCHENETTE, and large rec room—ideal for extended family, guests, or flexible living space. ENTIRE HOME HAS IN-CEILING SOUND SYSTEM. Step outside to enjoy the private backyard complete with a large deck, covered PERGOLA, perfect for relaxing or entertaining all summer long. Additional highlights include a double attached garage and access to the fantastic amenities of New Brighton. Conveniently located near parks, playgrounds, ponds, and schools including New Brighton School (K–5), Dr. Martha Cohen School (6–9), Joane Cardinal-Schubert High School (10–12), plus Catholic options St. Isabella School (K–9) and All Saints High School (10–12). You're also just minutes from shopping, dining, and everyday conveniences at South Trail Crossing/130th Avenue, McKenzie Towne High Street, and Seton's growing retail district