



**GRASSROOTS**

REALTY GROUP

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**1833 New Brighton Drive SW  
Calgary, Alberta**

**MLS # A2294121**



**\$589,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Located in the desirable community of New Brighton, this well-kept two-storey home offers a functional layout, quality finishes, and a comfortable living environment ideal for families. The main floor features an open-concept design with hardwood flooring and large windows that bring in plenty of natural light. The living room is centered around a stone-faced fireplace, creating a warm and inviting space. The adjoining dining area flows seamlessly into the kitchen, making it well-suited for both everyday living and entertaining. The kitchen is thoughtfully designed with stainless steel appliances, ample counter space, and a walk-in pantry, providing both practicality and convenience. Upstairs, the primary bedroom offers a spacious retreat with a large window, an oversized walk-in closet, and a well-appointed ensuite complete with a soaker tub, separate glass shower, and generous counter space. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds valuable living space and includes a versatile recreation area, an additional bedroom, and a full bathroom—suitable for guests, a home office, or family use. Outside, the south-facing backyard is fully usable and designed for enjoyment, featuring a deck and fire pit area—ideal for relaxing or spending time outdoors. Close to schools, parks, and everyday amenities, this home presents a solid opportunity in a well-established and family-friendly neighborhood.