



**GRASSROOTS**  
REALTY GROUP

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**368 New Brighton Place SE**  
**Calgary, Alberta**

**MLS # A2301067**



**\$619,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Close to Clubhouse, Cul-De-Sac, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub		

**Inclusions:** n/a

Welcome to this beautifully updated home located in the vibrant and family-friendly community of New Brighton! Thoughtfully renovated throughout, this move-in-ready property features stylish lighting fixtures, fresh paint, and new carpeting, offering a bright and modern living space. The home boasts three generously sized bedrooms, including a spacious primary suite with a large walk-in closet, and a huge bonus room—perfect for a growing family. The open-concept main floor provides the ideal setting for both entertaining and everyday living. A new roof was installed in 2021, adding long-term value and peace of mind. Situated in a quiet cul-de-sac location, this home is just a short walk to the New Brighton Clubhouse and local schools, while also offering easy access to public transportation, Deerfoot Trail, and Stoney Trail. You’ll enjoy being minutes from the South Health Campus, the amenities of Mahogany and the 130th Avenue shopping area, as well as a nearby dog off-leash park. Don’t miss this opportunity to own a beautifully updated home in one of Calgary’s most convenient and connected communities—schedule your private showing today!