



**62 New Brighton Circle SE
Calgary, Alberta**

MLS # A2314577



\$565,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	None		

Welcome to this beautifully bright and inviting 2-storey home nestled on a quiet close in the heart of New Brighton SE. This property presents an excellent opportunity for buyers looking to build equity, with pricing that reflects the renovations needed and sits far below comparable market value. With these improvements, a buyer can customize the space to their taste while still maintaining a total investment significantly below the cost of similar move-in-ready homes in the area. Whether you're a first-time buyer, investor, or someone looking for a smart value-add opportunity, this home offers outstanding potential in a desirable neighbourhood. This property offers 3 spacious bedrooms and 2.5 bathrooms, with over 2000 square feet of finished living space, perfectly designed for comfortable family living. The main floor features an open-concept layout where the kitchen flows seamlessly into the dining room and living room. Cozy up by the corner fireplace while enjoying an abundance of natural light that fills the space. Upstairs, you'll find generously sized bedrooms, including a massive primary retreat complete with a walk-in closet and a private 4-piece ensuite featuring a soaker tub and stand-in shower. Step outside to your fenced backyard, offering privacy, fruit trees and bushes, and plenty of space for kids, pets, or summer gatherings! Located in a vibrant, family-friendly community, you'll love being close to parks, schools, pathways, and everyday amenities. One of the most easily accessible locations in New Brighton means fast access to main arteries like Deerfoot and Stoney trail, making everyday commutes convenient.