



GRASSROOTS
REALTY GROUP

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109 New Brighton Park SE
Calgary, Alberta

MLS # A2318944



\$567,500

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: TV Mount, Garage Shed, Solar Panel

Located on a quiet inner street in the family-friendly community of New Brighton, this spacious 1,617 sq. ft. detached home offers comfort, convenience, and future potential. Schools, playgrounds, parks, and community amenities are all nearby, making this a great setting for families. Built in 2011, the home has been thoughtfully updated with exterior paint, siding, and roof replacement in 2020, air conditioning installed in 2022, solar panels added in 2023, and a new dishwasher, electric range, and refrigerator replaced in 2025. Inside, you'll find 3 bedrooms, 2.5 bathrooms, and a functional layout designed for everyday living. The attached single garage is EV-ready, adding extra convenience for electric vehicle owners. The spacious undeveloped basement offers excellent flexibility for future development, whether for a recreation room, home office, gym, or additional storage. A great opportunity to own a well-maintained home with valuable updates in one of SE Calgary's family-friendly communities.