



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1005 NEW BRIGHTON Gardens SE
Calgary, Alberta

MLS # A2327813



\$525,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Electricity Connected, Natural Gas
Features:	Bathroom Rough-in		

Inclusions: NONE

Find your dream home in New Brighton close to the school! This beautifully updated 4 bedroom residence with spiral staircase and open to above floorplan boasts brand-new sanded hardwood floors throughout the main floor living space, creating a warm and inviting atmosphere. The home is bright and inviting and has Bright paint throughout the entire home and newly installed appliances in the kitchen add a touch of sophistication. The partially finished basement offers a versatile bedroom and bathroom, as well as recreation area, ideal for guests or a home office. This home is an excellent floor plan and has over 1500 square feet of living space, plus the partial basement. It might need some touchups but look at the price to sell. The backyard has been refreshed with low maintenance landscaping, and is fenced for your outdoor pleasure. The amenities are plentiful at the New Brighton club located a short distance from home. The club includes tennis courts, a splash park, pickleball courts, skating, hockey, and much more ! Enjoy the convenience of being located near recreation facilities, transit, and a park, providing ample opportunities for outdoor activities. The home is a short drive to all shops at 130th Avenue including Home Depot, Good Life Fitness, among many other businesses.