



GRASSROOTS
REALTY GROUP

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**2046 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2329049



\$579,999

Division:	New Brighton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday July 18 from 11am-2pm & Sunday July 19 from 1pm-3pm

Welcome to this well-cared-for corner lot bungalow in the community of New Brighton. This bright and inviting home features a refreshed kitchen (2023), skylights that fill the home with natural light, brand-new carpet in the primary bedroom and throughout the fully developed basement, and fresh paint in the basement. The functional floor plan offers one bedroom on the main level and two additional bedrooms in the fully developed basement, making it ideal for families, guests, or a home office. Two pantry closets provide exceptional kitchen storage. The beautifully landscaped east & south facing yard offers mature trees, colourful flower beds, a single detached garage, and an impressive RV parking pad that currently accommodates a 27-foot fifth wheel. A dedicated 30-amp RV plug wired directly into the electrical panel adds even more convenience. Additional updates include a new roof on both the home and detached garage, installed in 2020. Located just steps from New Brighton School and close to the community's outstanding amenities, including a splash park, beach volleyball and tennis courts, playgrounds, parks, and walking paths, this home offers the perfect blend of comfort, functionality, and location.