

2013 New Brighton Park SE Calgary, Alberta

MLS # A2242857



\$555,000

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|------------------|--|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,233 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Off Street, On Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Level, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully updated two-storey home tucked away on a quiet street in the vibrant community of New Brighton. Extensively updated in recent months, this charming home features stylish new vinyl plank flooring on the main level, a cozy gas fireplace with a trendy mantle in the great room, and a bright kitchen with white cabinetry & new gold hardware, acacia wood countertops, white tile backsplash, a corner pantry, and stainless-steel appliances. The spacious dining nook opens to the backyard deck, perfect for entertaining, while the main level also includes a convenient half bath and laundry area. Upstairs offers fresh carpet, new lighting, and paint throughout, along with a spacious primary bedroom, two additional well-sized bedrooms, and a 4-piece bathroom. The recent updates give the home a current, modern feel throughout. Central A/C keeps things comfortable year-round, and the unfinished basement provides a blank canvas for your personal touch. The fully fenced yard is ideal for pets or play. Located just steps from a playground and close to schools, shopping, and transit, plus access to New Brighton's amazing amenities including a community centre, splash park, skating rink, and more! This home combines comfort, style, and convenience in one perfect package.