

44 New Brighton Landing SE
Calgary, Alberta

MLS # A2272302



\$534,900

Division:	New Brighton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,484 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: N/A

Welcome home! This beautifully maintained semi-detached home offers the perfect blend of comfort, style, and location. Backing directly onto greenspace, playgrounds, and New Brighton Athletic Park, it provides a peaceful setting with extra privacy and no neighbours directly behind. The main and second floors offer nearly 1,500 sq ft of thoughtfully designed living space, featuring 3 bedrooms and 2.5 bathrooms, including the primary with a 3-piece ensuite and walk-in closet. The open-concept main level is warm and inviting, with a gas fireplace, pantry, large island with a breakfast bar, all enhanced by newer luxury vinyl plank flooring. You'll enjoy peace of mind with a number of recent upgrades. These include a new oversized deck, added central air conditioning, and luxury vinyl plank flooring on both the main and second floors. The refrigerator, dishwasher, microwave, washer, and dryer have all been replaced within the last three years. The main bathroom has also been updated, providing a fresh and modern feel. The unfinished basement has a bathroom rough-in and lots of potential for future development. The home also features a single front attached garage and driveway, offering convenient parking and additional storage space. Located in the highly sought-after, family-friendly community of New Brighton, you're close to shopping, parks, transit, schools, and all essential amenities. Don't miss out on this move-in-ready gem! Call today to book your showing!