

36 Brightondale Crescent SE
Calgary, Alberta

MLS # A2276374



\$550,000

Division:	New Brighton		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Welcome to this charming 1,221 sq. ft. detached bungalow nestled on a quiet street in New Brighton, just steps from the community clubhouse and amenities. Designed for comfortable single level living, this home offers an airy, open layout with vaulted ceilings, abundant natural light, and a cozy gas fireplace as the focal point of the main living area. The spacious kitchen and dining area flow seamlessly to the outdoors, where sliding doors lead to a multi-level, low-maintenance deck, mature trees, and a small garden perfect for relaxing or entertaining. This home features 2 bedrooms and 1.5 bathrooms, including a generously sized primary suite with a walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a separate shower, and a jetted tub. Convenient main-floor laundry and a double attached front garage add to the ease of everyday living. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. The home has been exceptionally well cared for, with a newer roof and hot water tank already in place. Located in the highly sought after, family-friendly community of New Brighton, you'll enjoy quick access to schools, shopping, transit, parks, and walking paths. This bright and welcoming bungalow is ideal for buyers seeking comfort, convenience, and low-maintenance living in a fantastic community.