



**GRASSROOTS**  
REALTY GROUP

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1322 New Brighton Park SE  
Calgary, Alberta

MLS # A2224374



**\$554,000**

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Window Coverings, Blinds, Curtain Rods		

This beautiful 3-bedroom, 2.5-bathroom home combines modern upgrades with a family-friendly layout. Soaring 9ft ceilings and oversized windows make each room feel bright, open, and inviting. The entire main level is enhanced by automatic window coverings for both style and convenience. Enjoy brand new vinyl plank flooring throughout the main floor and fully finished basement, complemented by stone countertops in the kitchen and bathrooms. The basement offers a versatile layout ideal for a rec room, pool table, play area, or home gym, with a rough-in for a 4-piece bathroom allowing you to personalize the space even further. Recent upgrades include a new roof and siding completed in 2023, offering both peace of mind and long-lasting curb appeal.