



GRASSROOTS
REALTY GROUP

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1223 New Brighton Park SE
Calgary, Alberta

MLS # A2242459



\$579,999

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions:	None
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WELL-MAINTAINED FAMILY HOME | FRESH PAINT & NEW CARPET | OVERSIZED DOUBLE GARAGE Welcome to this beautifully kept detached home, perfectly designed for comfortable family living. Featuring a bright and functional layout, the main floor offers a spacious living room that flows seamlessly into the dining area and kitchen—ideal for both everyday living and entertaining. Step out through the patio doors onto a large deck, perfect for summer BBQs, overlooking a beautifully landscaped backyard. Recently painted and updated with new carpet, the home feels fresh and modern throughout. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a full bathroom—providing plenty of space for a growing family or home office needs. The oversized 19’ x 23’ detached double garage offers ample room for vehicles, storage, or even a workshop. Ideally located just steps from Dr. Martha Cohen School, and close to transit, shopping, dining, and major routes including Stoney Trail and Deerfoot. This move-in-ready gem is nestled in a vibrant, family-friendly community—don’t miss your chance to call it home!