



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2013 New Brighton Park SE
Calgary, Alberta**

MLS # A2242857



\$539,900

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		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Open House - Sunday, September 21 from 1:00 PM - 3:00 PM 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.