



GRASSROOTS
REALTY GROUP

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**3 New Brighton Drive SE
Calgary, Alberta**

MLS # A2248364



\$550,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Opportunity is knocking… and it brought the whole toolbox! This 3-bedroom, 2.5-bathroom home with an unfinished basement is ready for its glow-up. Yes, it’s lived a little and comes with plenty of “before” charm, but the solid bones, new appliances, and functional layout mean you can bring your HGTV dreams to life. Whether you’re an investor, a first-time buyer with a knack for DIY, or just someone who loves a good “nailed it” moment, this home is brimming with potential. The basement? Get creative! Home gym, theatre, craft room, endless possibilities!! And bonus: it’s right across the street from the splash park, so your summer fun is basically on tap. Located in a great community close to schools, shopping, and parks, this is your chance to turn “what it is” into “wow, look what we did!” Roll up your sleeves, bring your imagination, and make it happen.