



GRASSROOTS
REALTY GROUP

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57 Brightoncrest Heights Calgary, Alberta

MLS # A2254486



\$540,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,554 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Discover the Bright and Spacious 2-Storey House Offering 1,554 Sq. Ft. of Well-Designed Living Space with 3 Bedrooms and 2.5 Bathrooms; City Assessed value \$618,000; This Home is Move-In Ready with Recent Updates and Incredible Future Potential. Main Floor: Open and Sunny Living Room with Large Windows; Fabulous Upgraded Kitchen with Brand-New Quartz Countertops, Deep Storage Drawers, Functional Island, Walk-In Pantry, and New Stainless Steel Microwave Hood Fan and Electric Stove. Dining Area Ideal for Everyday Meals or Family Gatherings; Convenient Main-Floor Laundry and A suitably located Two-Piece Bathroom. Upper Floor Retreat: Spacious Owner's Suite Featuring a Walk-In Closet and A 4-Piece En-Suite Bathroom; Two Additional Bedrooms One with Its Own Walk-In Closet; a Full 4-Piece Shared Bathroom for Family and Guests. Basement: Potential: Unspoiled Walk-Out Basement with Large Windows, Separate Entrance; Roughed-In for bathroom; Potential for Developing a Perfect 2-Bedroom Legal Walk-Out Suite or Creating a Bright Extended Living/Entertainment Space. Lot: Wide Lot (13.65 M / 44.8 Ft) Provides Room for A Future Double Garage plus potential for an additional Garden Suite in Future; Rear Parking Pad for Two Vehicles. Recent Upgrades (August 2025): New Vinyl Plank Flooring in Living Room; New Carpet on Stairs and Second Floor; New Quartz Kitchen Countertops; New Microwave Hood Fan; New Electric Stove. Location & Amenities: Just a 4-minute walk to the nearest bus stop; Convenient distance to schools of all levels; New Brighton Athletic Park, Walmart, Sobeys, Safeway, and a variety of parks, caf  s, and restaurants; Easy access to Stoney Trail for smooth commuting. This home combines comfort, recent upgrades, and excellent future potential — a

must-see for families or investors looking to live in the vibrant community of New Brighton.