



**GRASSROOTS**  
REALTY GROUP

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**152 New Brighton Grove SE**  
**Calgary, Alberta**

**MLS # A2256828**



**\$610,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	EV Charger		

Welcome Home to New Brighton! This charming open-concept home is tucked away on a quiet street, offering privacy while still being highly accessible. With a double detached garage and a long list of recent upgrades, this property is move-in ready and perfect for families. The home features a brand new water tank and central A/C installed in 2024, along with fresh paint, new carpet on the stairs and upper floor, new blinds, and EV charging readiness completed in 2025. A larger deck was also added in 2025, providing seamless access from the garage to the back entrance. The main floor welcomes you with hardwood flooring that flows through the living, dining, and kitchen areas. The living room is highlighted by a stunning stone feature wall with an electric fireplace and large windows that fill the space with natural light. The dining area is spacious and open to the kitchen, which features a cabinet peninsula with a breakfast bar and a convenient side mudroom. Upstairs, the primary bedroom offers a generous walk-in closet and ensuite bath, while two additional bedrooms and a second full bathroom complete the level. The fully developed basement adds even more living space with a versatile family room and an additional four-piece bathroom, making it ideal for guests or a home office. The south east-facing backyard is perfect for outdoor living, with a large deck and plenty of space for relaxing or entertaining. With its excellent location close to schools, New Brighton Athletic Park, and the shops and restaurants of 130th Avenue, this home has everything you've been looking for in an established and family-friendly community. Please click the Virtual Tours for more detail!