



GRASSROOTS
REALTY GROUP

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

**2066 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2257363



\$550,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge in Basement, Nest Thermostat, Mini-Fridge in Garage, Garden Boxes in Backyard, Doorbell Camera

****OPEN HOUSE October 5, 2025 from 1:00pm - 3:00pm**** A home that's as practical as it is inviting, ready for the next chapter of your story. The main floor welcomes you with an open layout where sunlight fills the living room and conversations flow easily from the kitchen to the dining space. Mornings begin with coffee at the island and evenings are spent sharing meals or entertaining friends in a space that feels warm and connected, complete with air conditioning for comfort on warmer days. A curved staircase leads upstairs to two bedrooms, each with its own ensuite, offering both comfort and privacy. An additional office provides the flexibility for working from home, a cozy study, or creative projects. The fully finished basement with 9ft ceilings extends the living space with a bedroom and full bathroom, creating a private retreat for overnight guests or a teenager seeking more independence. Fresh paint throughout gives the home a crisp, move-in ready feel. Outdoors, the west-facing backyard is ideal for gardening or summer gatherings, with a built-in gas line ready for barbecues. The detached double garage keeps life organized with room for vehicles, tools, and storage. New Brighton is more than just a neighbourhood, it's a community. Residents enjoy a clubhouse with year-round activities, a splash park, skating rink, tennis courts, and playgrounds. Schools, parks, shopping, and transit are all nearby, creating a balance of connection and comfort that makes this an easy place to call home.