



GRASSROOTS
REALTY GROUP

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**4040 New Brighton Grove SE
Calgary, Alberta**

MLS # A2258026



\$569,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Covered Car Shelter in Back yard

OPEN HOUSE, SATURDAY, OCT 4TH 12-2PM Welcome to this charming and move-in-ready single-family home in the vibrant southeast community of New Brighton. Thoughtfully maintained and freshly painted throughout, this is a great opportunity for first-time buyers or growing families looking to move into a well kept home before the winter. The main level features a bright open-concept layout with a standout kitchen that truly sets this home apart—complete with granite countertops, shaker-style cabinetry to the ceiling, a tiled backsplash, and a chimney-style hood fan vented to the exterior. Stainless steel appliances and generous cabinet and prep space make it ideal for daily cooking and entertaining alike. The living and dining areas flow together beautifully, creating a warm, welcoming space to relax and connect. Upstairs, you’ll find a well-sized primary bedroom with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a full guest bathroom complete the upper level. The fully finished basement—with City of Calgary permits—adds great versatility, featuring a fourth bedroom, another full bathroom, a rec area, and a wet bar make this a cozy space to unwind. Big-ticket updates include new shingles and siding (2021), a new hot water tank (2024), and a new furnace motor (2025)—giving you peace of mind and lower maintenance costs for years to come. The backyard is partially fenced and offers a blank canvas to create your own outdoor retreat. There’s already a large portable car shelter included to protect your vehicle, and plenty of room to build a garage if desired. Within minute walks, this home is surrounded by parks, schools, transit options, and all the shopping and amenities along 130th Avenue—offering a perfect balance of community and convenience.

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