



GRASSROOTS
REALTY GROUP

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

1303 New Brighton Park SE
Calgary, Alberta

MLS # A2260196



\$579,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,576 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home		

Inclusions:	N/A
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Welcome to 1303 New Brighton Park SE! This charming 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and functionality in one of Calgary's most sought-after family communities. The main floor features a bright and open layout with a spacious living area, a well-appointed kitchen, and a cozy dining space—ideal for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with its own private ensuite. The fully fenced backyard provides plenty of space to relax or host gatherings, and the double detached garage adds both convenience and value. Located just steps away from parks, schools, shopping, and the community clubhouse with year-round amenities, this home is a fantastic opportunity for families or anyone looking to enjoy life in New Brighton.