



GRASSROOTS
REALTY GROUP

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

MLS # A2269079



\$519,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	16,993 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: none

Welcome to 80 New Brighton Grove SE, a great opportunity to get into a detached home with just under 1600 sq. feet, and double detached garage in the heart of this sought after family community. This property is being sold as is -offering excellent potential for those ready to add value and make it their own. The main floor features a bright and open layout with large windows and an inviting upgraded kitchen boasting granite countertops overlooking the living and dining areas. Upstairs you'll find three bedrooms, including a spacious primary suite with a walk in closet and ensuite bath. The lower level is unfinished, providing a blank canvas for future development and additional living space. Outside, you'll appreciate the double detached garage and private backyard - perfect for a future garden, patio, or play area. Located on a quiet street just steps from parks, schools, and all the amenities of New Brighton, this is your chance to secure a detached home in a fantastic location at an unbeatable price point. Bring your vision and make it yours!