



**GRASSROOTS**  
REALTY GROUP

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**44 New Brighton Landing SE  
Calgary, Alberta**

**MLS # A2272302**



**\$534,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                                                             |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                   |
| <b>Size:</b>     | 1,484 sq.ft.                                                             | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Attached                                       |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap |               |                   |

|                    |                                                                                                                            |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry |                   |     |

**Inclusions:** N/A

Welcome home! This beautifully maintained semi-detached home offers the perfect blend of comfort, style, and location. Backing directly onto greenspace, playgrounds, and New Brighton Athletic Park, it provides a peaceful setting with extra privacy and no neighbours directly behind. The main and second floors offer nearly 1,500 sq ft of thoughtfully designed living space, featuring 3 bedrooms and 2.5 bathrooms, including the primary with a 3-piece ensuite and walk-in closet. The open-concept main level is warm and inviting, with a gas fireplace, pantry, large island with a breakfast bar, all enhanced by newer luxury vinyl plank flooring. You'll enjoy peace of mind with a number of recent upgrades. These include a new oversized deck, added central air conditioning, and luxury vinyl plank flooring on both the main and second floors. The refrigerator, dishwasher, microwave, washer, and dryer have all been replaced within the last three years. The main bathroom has also been updated, providing a fresh and modern feel. The unfinished basement has a bathroom rough-in and lots of potential for future development. The home also features a single front attached garage and driveway, offering convenient parking and additional storage space. Located in the highly sought-after, family-friendly community of New Brighton, you're close to shopping, parks, transit, schools, and all essential amenities. Don't miss out on this move-in-ready gem! Call today to book your showing!