



**GRASSROOTS**  
REALTY GROUP

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**36 Brightondale Crescent SE**  
**Calgary, Alberta**

**MLS # A2274201**



**\$550,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Shelving in basement and garage		

Welcome to this charming 1,221 sq. ft. detached bungalow nestled on a quiet street in New Brighton, just steps from the community clubhouse and amenities. Designed for comfortable single level living, this home offers an airy, open layout with vaulted ceilings, abundant natural light, and a cozy gas fireplace as the focal point of the main living area. The spacious kitchen and dining area flow seamlessly to the outdoors, where sliding doors lead to a multi-level, low-maintenance deck, mature trees, and a small garden perfect for relaxing or entertaining. This home features 2 bedrooms and 1.5 bathrooms, including a generously sized primary suite with a walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a separate shower, and a jetted tub. Convenient main-floor laundry and a double attached front garage add to the ease of everyday living. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. The home has been exceptionally well cared for, with a newer roof and hot water tank already in place. Located in the highly sought after, family-friendly community of New Brighton, you'll enjoy quick access to schools, shopping, transit, parks, and walking paths. This bright and welcoming bungalow is ideal for buyers seeking comfort, convenience, and low-maintenance living in a fantastic community.