



GRASSROOTS
REALTY GROUP

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

MLS # A2282605



\$579,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	790 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		

Inclusions: n/a

BRAND NEW CARPET AND LUXURY VINYL PLANK flooring throughout. Beautifully refreshed detached home in the heart of New Brighton. Features just under 1,600 sq. ft., double detached garage. Recent updates also include fresh new paint throughout in modern color palate, freshly painted ceilings, new doors, casings and baseboards. The main floor offers a bright, open layout with large windows and an upgraded kitchen with GRANITE countertops and plenty of white cabinetry overlooking living and dining areas. Upstairs includes three bedrooms, including a primary suite with walk in closet and ensuite bathroom. Enjoy the convenient upper floor laundry! The lower level is unfinished, ready for future development. Private backyard with space for 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 neighborhood!