



**200 New Brighton Green SE
Calgary, Alberta**

MLS # A2293849



\$599,900

Division:	New Brighton		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Off Street, Outside		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement: Refrigerator, Stove, Dishwasher, Washer, Dryer

Calling all financially savvy people to right over here - 200 New Brighton Green - an updated and EXTREMELY WELL KEPT HOME with a ***LEGAL BASEMENT SUITE*** located on a quiet street in the sought after community of New Brighton! Whether you are an investor or a family that's looking to MAKE MONEY - you have to consider this option. This rare RAISED BUNGALOW will blow you away! Here is why: the main floor suite offers VAULTED CEILINGS, LOTS OF LARGE WINDOWS which allow plenty of natural light inside, a master bedroom with a 4PC ensuite, a 2PC bathroom, and a 2nd bedroom (with separate laundry), an awesome kitchen with upgraded STAINLESS STEEL APPLIANCES and a large living room. The LEGAL BASEMENT SUITE comes with LARGE EGRESS WINDOWS, its own separate entrance, a huge living room, a kitchen, a 4PC bathroom and a bedroom. ROOF SHINGLES were REDONE in 2022. HOT WATER TANK was REPLACED in 2025. Both front and backyard are LOW MAINTENANCE (backyard is fully fenced; a gravel parking pad is at the back). The house was fully repainted inside in 2022. New Brighton is known for its welcoming family atmosphere, parks, beautiful ponds, playgrounds, and excellent community amenities. Residents enjoy access to the New Brighton Clubhouse with a splash park, tennis courts, volleyball, skating, and year-round programming. The community is close to schools, grocery stores, restaurants, and everyday conveniences. South Health Campus is approximately 10 minutes away and quick access to both Deerfoot and Stoney Trail make commuting easy. BONUS: Tenants in the basement have been there since 2021 and have a lease in place till the end of May 2027 - you won't even have to look for new tenants! Book your private viewing now!