



**1580 New Brighton Drive SE  
Calgary, Alberta**

**MLS # A2293990**



**\$675,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully updated 2-storey home in the heart of New Brighton, offering 4 bedrooms and 4 bathrooms with a functional layout perfect for families or multi-generational living. Featuring hardwood floors, quartz countertops, and an open-concept kitchen design, the main floor is both stylish and practical for everyday living and entertaining. Downstairs, a kitchenette adds flexibility for extended family, guests, or added convenience. Step outside to enjoy the deck and pergola overlooking a private backyard—an ideal space for relaxing or hosting summer gatherings. Located in the sought-after community of New Brighton, this home combines comfort, versatility, and outdoor enjoyment in one exceptional package.