



**62 new brighton Circle SE  
Calgary, Alberta**

**MLS # A2301403**



**\$625,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,895 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Mid Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully bright and inviting 2-storey home nestled on a quiet close in the heart of New Brighton SE. This well-maintained property offers 3 spacious bedrooms and 2.5 bathrooms, perfectly designed for comfortable family living. The main floor features an open-concept layout where the kitchen flows seamlessly into the living room. Cozy up by the corner fireplace while enjoying an abundance of natural light that fills the space. Upstairs, you’ll find generously sized bedrooms, including a relaxing primary retreat complete with a walk-in closet and a private ensuite featuring a soaker tub. Step outside to your fully fenced backyard, offering privacy and plenty of space for kids, pets, or summer gatherings. Located in a vibrant, family-friendly community, you’ll love being close to parks, schools, pathways, and everyday amenities.