



**GRASSROOTS**  
REALTY GROUP

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**1737 New Brighton Drive SE  
Calgary, Alberta**

**MLS # A2208690**



**\$579,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Outside, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Animal Home, Vinyl Windows

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

**Inclusions:** N/A

Nestled in the heart of the sought after New Brighton community, this beautifully maintained former show home offers over 1,750 sq.ft. of thoughtfully developed living space, designed with families in mind. Known for its vibrant, welcoming atmosphere, New Brighton features a well planned layout with parks, walking paths, and green spaces throughout, all while offering convenient access to major roads, shopping, schools, and amenities making it one of Calgary's most desirable neighbourhoods. Inside, the home greets you with an open concept main floor where natural light floods in from both the front and back, creating a bright and airy living space. The spacious entryway flows seamlessly into the living room, dining area, and kitchen, all anchored by a stunning 270 degree natural gas fireplace that brings warmth and elegance to both gathering spaces. A convenient half bath rounds out the main level. Upstairs, you'll find three well proportioned bedrooms, including a primary suite featuring a private 4 piece ensuite and a walk in closet, while the other two bedrooms share an additional full 4 piece bathroom ideal for a growing family. Downstairs, the fully finished basement adds valuable living space with a fourth bedroom, a modern 3 piece bathroom, a large flex room perfect for a home gym, office, or play area, ample storage, and a dedicated laundry room. This home has seen key updates to ensure long term comfort and value, including a new roof (2021), new hot water tank (2021), and a new furnace (2024), giving you peace of mind from day one. Outside, enjoy relaxing on the charming front porch, or entertain guests on the large back deck, overlooking a fully fenced and landscaped yard that's perfect for kids or pets. A double rear gravel parking pad provides convenient off street parking with future garage potential (subject to City of Calgary approval).

The location is unbeatable for families. A Calgary Transit bus stop is literally right in front of the house for easy commuting, and Dr. Martha Cohen School sits just across the street, no more long drop offs. Kids will love the basketball court, baseball diamond, and expansive green field nearby, while the whole family can enjoy nature walks around New Brighton Central Park and Pond, only steps from your door. Whether you're a young family, first-time homebuyer, or looking for a turnkey property in a vibrant, community focused neighbourhood, this one checks all the boxes. Welcome home.