



# 1347 New Brighton Drive Calgary Alberta

\$520,000

Welcome to your ideal starter home in the charming neighborhood of New Brighton! This lovely house boasts 3 bedrooms on the upper level, and the basement is a blank canvas, ready for your personal touch and creativity. The current owner has shown exceptional care for the property, and it's worth mentioning that the home has been smoke-free, pet-free, and kid-free. One of the standout features of this residence is the beautiful deck, perfect for hosting summer barbecues or creating a fantastic playground for your family. Recent updates include a brand new furnace in 2022 and a fresh roof also in 2022, providing peace of mind for the future. New Brighton is a family-friendly community with the added convenience of having three schools and a fantastic recreation center with a water park and various sports facilities, right at your doorstep. Moreover, you're just a stone's throw away from major shopping destinations, such as South Trail Crossing on 130th Avenue SE, where you'll find everything you need, from Wal Mart and Lowe's to Canadian Tire, Home Depot, Superstore, London Drugs, and a variety of delightful shops and restaurants. This is your opportunity to settle into a welcoming neighborhood and make this house your own. Don't miss out on this fantastic chance to embrace the New Brighton lifestyle! (id:6769)

Primary Bedroom 12.75 Ft x 13.08 Ft

Other 5.67 Ft x 6.67 Ft

Bedroom 9.25 Ft x 10.67 Ft

Bedroom 9.17 Ft x 10.67 Ft

4pc Bathroom 5.67 Ft x 9.50 Ft

Other 18.75 Ft x 28.67 Ft

Living room 18.75 Ft x 17.75 Ft

Dining room 9.08 Ft x 11.00 Ft

Kitchen 9.67 Ft x 11.00 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:

CENTURY 21 BRAVO REALTY



See

**Mirror**

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