



# 1523 New Brighton Drive Calgary Alberta

\$600,000

Wow what a beauty and awesome opportunity to own a one-of-a-kind! At 1567 sqft this floor plan is not only very unique in design but one of the largest 2 story laned homes from this era. If that wasn't enough, this one is updated with many custom features, updates and accents that make it a true gem and especially impressive. Hardwood throughout the main, large dining area with accent wall and bold rich colors, stunningly updated main floor bath, gorgeous dry bar, new backsplash and hood-fan, updated countertops, new carpet on the main. Open concept main area, flooded with natural light from the large windows and south facing rear exposure. Out back is a generous sized deck with dual privacy screens on both sides and a soothing hum of charming little pond. (pump and filters to stay) It is fenced off for the little ones or your furry friends and leaves room for parking for 2 on the gravel pad and future home for your oversized garage. Upstairs are 2 spacious bedrooms and shared full bath, a large master with 4pc ensuite and walk in closet. The majority of these 2 floors have been repainted recently. Downstairs is mostly complete, laid out with a bedroom, living area, roughed in bathroom, storage area and mechanical room. The furnace was recently serviced, new hot water tank (2023), brand new AC (2024). Exterior trim painted with roof and siding replaced 2021 as part of insurance claim. This house is brilliantly situated right next to a park/playground, in between 2 different schools, next to transit with great accessibility to major traffic routes and all amenities. (id:6769)

Bedroom 11.25 Ft x 9.92 Ft  
Living room 14.92 Ft x 13.42 Ft  
Kitchen 11.17 Ft x 8.75 Ft  
Dining room 11.92 Ft x 11.58 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 14.08 Ft x 13.08 Ft  
4pc Bathroom 9.17 Ft x 4.92 Ft  
Bedroom 9.50 Ft x 9.25 Ft  
Bedroom 11.92 Ft x 9.25 Ft  
4pc Bathroom 9.17 Ft x 4.92 Ft

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca