



1916 New Brighton Drive Calgary Alberta

\$550,000

Welcome home to this well maintained 2 storey home, in the tremendous community of NEW BRIGHTON. This lovingly cared for 1400 + sqft home features 3 bedrooms and 2.5 baths, with one of the baths being the ensuite. The open main floor has a curved staircase and is flooded with natural light., but the centrally located kitchen is the show stopper. This certainly adds to the enjoyment of cooking. The basement is undeveloped, but has roughed-in areas, ALL PERMITS PULLED AND CLEARED. The double attached garage (HEATED) has easy access to main floor with added laundry area. New roof 2020. The backyard has a very large deck. Great for entertaining! The location is super convenient with being across from a green space, a couple of blocks (under 600 meters) to the pond, paths and parks, as well as the clubhouse, which has many recreational activities and hosts many communities bonding events. Super easy access to a plethora of shopping, multiple main arteries, South Health Campus Hospital, and a bus stop is only seconds away. This is a foreclosure property. ALL SHOWINGS NEED 24 HOUR NOTICE (id:6769)

Bedroom 8.92 Ft x 9.25 Ft
Primary Bedroom 12.42 Ft x 12.58 Ft
Other 5.42 Ft x 8.00 Ft
4pc Bathroom 8.17 Ft x 8.00 Ft
Bedroom 8.50 Ft x 10.50 Ft
4pc Bathroom 5.50 Ft x 8.00 Ft
Furnace 12.42 Ft x 13.58 Ft
3pc Bathroom 9.83 Ft x 5.33 Ft
Bedroom 9.83 Ft x 5.33 Ft
Family room 11.75 Ft x 11.58 Ft

Dining room 10.92 Ft x 8.17 Ft
Kitchen 10.92 Ft x 11.33 Ft
Pantry 3.83 Ft x 3.92 Ft
2pc Bathroom 4.50 Ft x 5.58 Ft
Living room 8.17 Ft x 5.50 Ft
Other 4.25 Ft x 7.42 Ft
Other 11.50 Ft x 16.00 Ft
Other 11.83 Ft x 12.33 Ft
Laundry room 8.17 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



See

Mirror

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

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