



## 212 New Brighton Grove Calgary Alberta

\$699,900

Excellent 2-Story Home with a walkout basement suite (illegal) on a Quiet Street in New Brighton! Stunning 2-story home featuring 4 bedrooms and 3.5 baths, located at a beautiful community New Brighton. High ceilings, an open kitchen, and modern upgrades, like granite, and so on. The oversized double garage is in the backyard. Main floor includes a living room, spacious dining area, enhanced by high ceilings and large windows, overlooks the open kitchen, making it perfect for entertaining, and a convenient half bath. Upper floor has a big size master bed with a huge ensuite bath and, with a walk-in closet. Two additional bedrooms on this level are spacious and private, complemented by a 4-piece bathroom. The developed basement features a one bedroom suite - illegal, with a big living room and a separate laundry. Conveniently located close to transit, this home ensures easy commuting. Enjoy nearby lots, schools, and scenic walking and bike paths. Don't miss the opportunity to make this exceptional home yours! (id:6769)

4pc Bathroom 2.62 M x 1.42 M

Kitchen 3.58 M x 2.57 M

Living room 3.89 M x 3.25 M

Laundry room 1.37 M x 1.07 M

Bedroom 3.33 M x 2.97 M

Furnace 2.95 M x 2.21 M

Living room 5.59 M x 4.19 M

Kitchen 3.76 M x 3.25 M

Dining room 3.96 M x 2.80 M

Other 6.78 M x 6.33 M

Addition 3.73 M x 2.64 M

Primary Bedroom 3.89 M x 3.53 M

Bedroom 3.28 M x 2.90 M

Bedroom 2.95 M x 2.67 M

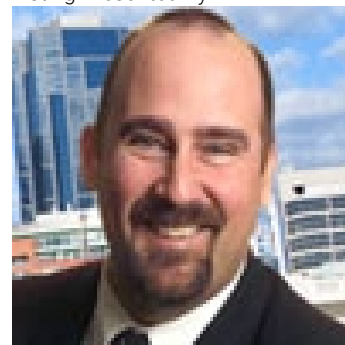
4pc Bathroom 4.19 M x 1.83 M

4pc Bathroom 2.77 M x 1.58 M

2pc Bathroom 1.60 M x 1.60 M

Laundry room 1.32 M x 1.24 M

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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