

# \$565,000 - 80 New Brighton Grove Se, Calgary

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MLS® #A2220273

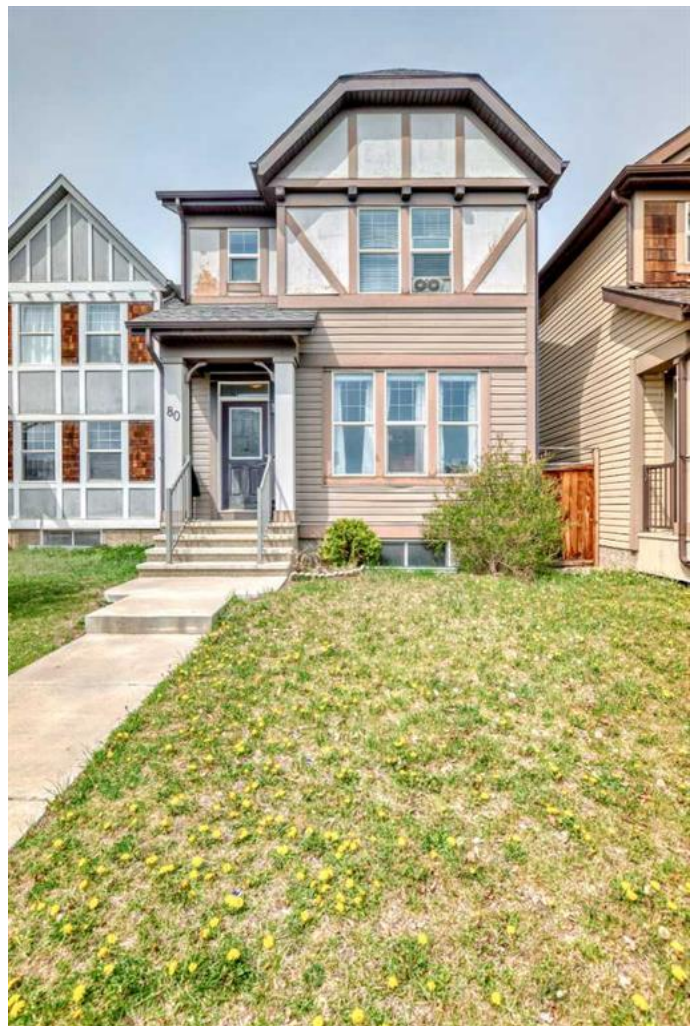
**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,579 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Welcome to this charming starter home with over 1500 sq ft of comfortable living space in the sought after community of New Brighton. With 3 spacious bedrooms, 2.5 bathrooms, and a functional open concept layout, this home perfectly blends style and practicality for modern family living. Step inside to a bright, welcoming main floor featuring hardwood flooring. Relax in your large open concept living room with built in ceiling speakers and a reinforced wall and cable tubing for hiding cords for easy tv mounting! The living room flows seamlessly into the heart of the home - the kitchen -showcasing crisp white cabinetry, sleek black granite countertops, and plenty of storage for all your culinary needs. A convenient powder room completes the main level. Upstairs, you'll find three generous bedrooms including a primary suite with a 4 piece ensuite bathroom. The upper floor laundry adds ultimate convenience, eliminating the need to haul laundry up and down the stairs. Enjoy the privacy of a fully fenced yard and a double detached garage, perfect for parking and additional storage. The basement is unfinished and awaits your personal touch. Located on a quiet street close to parks, schools, shopping, and transit.



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220273    |
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,579       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 80 New Brighton Grove Se |
| Subdivision | New Brighton             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z1G4                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse, None        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | Granite Counters, Walk-In Closet(s) |
| Appliances        | Other                               |
| Heating           | Forced Air                          |
| Cooling           | None                                |
| Has Basement      | Yes                                 |
| Basement          | Full, Unfinished                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Vinyl Siding, Wood Siding |
| Foundation   | Poured Concrete           |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 50             |
| Zoning         | R-G            |
| HOA Fees       | 339            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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