

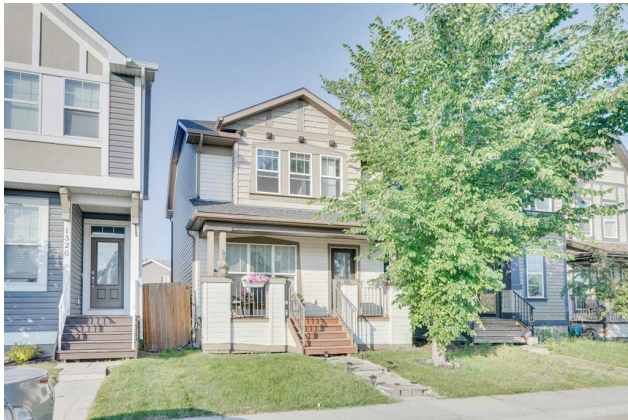


THE
A-TEAM

**RE/MAX
FIRST**

1322 NEW BRIGHTON Park, Calgary T2Z 0Y2

MLS®#: **A2151872** Area: **New Brighton** Listing Date: **07/25/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2011** Abv Sqft: **1,376**
 Lot Information
 Lot Sz Ar: **247 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,376**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Front Yard**
 Park Feat: **Outside,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl**
 Sewer: Ext Feat: **Dog Run,Garden,Playground** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"	Dining Room	Main	9`2" x 15`1"
Kitchen	Main	9`10" x 15`1"	Living Room	Main	15`3" x 17`11"
4pc Bathroom	Second	7`6" x 4`11"	4pc Ensuite bath	Second	7`7" x 6`5"
Bedroom	Second	9`5" x 11`5"	Bedroom	Second	9`5" x 11`3"
Bedroom - Primary	Second	11`0" x 15`9"	Laundry	Basement	7`2" x 11`10"
Game Room	Basement	17`9" x 31`10"	Storage	Basement	7`1" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1012177

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome HOME! Stunning 2-story family home with 3 bedrooms, 2.5 bathrooms, and a primary bedroom with a walk-in closet and ensuite. Located in the community of New Brighton, known for its Public Schools and family environment. Upgrades throughout! Including QUARTZ countertops, NEW VINYL PLANK flooring throughout the main level, light fixtures/pot lights, backsplash, NICE kitchen/bathrooms, large back patio with fully fenced yard, and 9ft ceilings on main level. the list goes on! Within walking distance of two elementary schools and one middle school. Central vac roughed-in, BATHROOM IN THE BASEMENT ALL ROUGH-IN ARE DONE ONLY NEED A TUB AND FIXTURES TO GET IT READY NEW TOILET IS PACKED IN BOX WILL BE THEIR, Roof, and siding were replaced in 2022. Easy access to major highways, parks, spray parks, and shopping. New Brighton Community Center hosts an abundance of events the whole family can enjoy!**

Inclusions: n/a
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123