

## 219 NEW BRIGHTON Circle, Calgary T2Z 4B4

MLS®#: **A2155506** Area: **New Brighton** Listing **08/11/24** List Price: **\$634,900** 

Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray** 

Date:



**General Information** 

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: 2002 Abv Sqft:
Lot Information Low Sqft:

Lot Sz Ar: **4,337 sqft** Ttl Sqft: **1,795**Lot Shape:

Finished Floor Area

1,795

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2

2.5 (2 1)

2 Storey

38

Access:

Lot Feat: Landscaped

Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Central, Natural Gas Stucco, Vinyl Siding

Sewer: Flooring:

Ext Feat: Private Yard Carpet, Hardwood, Laminate, Linoleum

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Window Coverings

Int Feat: Ceiling Fan(s), Quartz Counters

Utilities:

Room Information

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Room Level Dimensions Room Level Dimensions Main **Living Room** Main 14`1" x 13`1" **Entrance** 7`4" x 7`10" **Dining Room** Main 8`1" x 11`11" Kitchen Main 11`0" x 12`6" **Pantry** Main 3`11" x 3`10" 2pc Bathroom Main 5`8" x 4`6" Main 5`6" x 7`10" 12`7" x 17`11" Laundry **Bonus Room** Second 14`4" x 13`1" 4pc Bathroom Second 8'0" x 5'6" **Bedroom - Primary** Second **Bedroom** 4pc Ensuite bath Second 6`11" x 10`9" Second 10'0" x 9'0" **Bedroom** Second 9`9" x 9`7"

## Legal/Tax/Financial

Title: Fee Simple Legal Desc:	Zoning: R-1N 0210993
Legar Desc.	Remarks
Pub Rmks:	Superb location on a quiet no through street, short walk to the elementary school & the community centre. Hardwood floors on the main floor with an open, spacious kitchen feauturing beautiful new Quartz counters, refinished cabinets new dishwasher, new glass top stove, island facing onto great room - great for entertaining or being a part of the family while cooking. Great room is a comfortable family area with a corner fireplace with mantle and tile surround. Upstairs there is a big, bright bonus room with lots of windows. The ensuite bath boasts a separate jetted tub and tiled shower. The fully fenced, spacious, nicely landscaped West back yard is complete with a large deck and many mature trees, and storage shed. This home is airconditioned for your summer comfort. Drywalled garage ready for your toys. Walking distance to the Community Centre which features a water park, tennis, volleyball and Recreation Centre. Close to schools, shopping, with easy access to walking paths and main routes. The neighborhood boasts several schools, access to main routes, walking paths, parks, green spaces, and the New Brighton Club, which offers recreational facilities such as tennis courts, a splash park, and a skating rink.
Inclusions: Property Listed By:	n/a Royal LePage Mission Real Estate

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