



THE
A-TEAM

**RE/MAX
FIRST**

219 NEW BRIGHTON Circle, Calgary T2Z 4B4

MLS®#: **A2155506** Area: **New Brighton** Listing Date: **08/11/24** List Price: **\$634,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **4,337 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,795**
 Low Sqft:
 Ttl Sqft: **1,795**

DOM

38
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Vinyl Siding**
 Heating: **Central, Natural Gas** Flooring: **Carpet, Hardwood, Laminate, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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

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

