



THE
A-TEAM

**RE/MAX
FIRST**

212 NEW BRIGHTON Grove, Calgary T2Z1G2

MLS®#: **A2157149** Area: **New Brighton** Listing Date: **08/12/24** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **258 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,538**
 Low Sqft:
 Ttl Sqft: **1,538**

DOM

38
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **464**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`4" x 13`9"	Kitchen	Main	12`4" x 10`8"
Dining Room	Main	13`0" x 9`2"	Bedroom - Primary	Upper	12`9" x 11`7"
Bedroom	Upper	10`9" x 9`6"	Bedroom	Upper	9`8" x 8`9"
4pc Ensuite bath	Upper	13`9" x 6`0"	4pc Bathroom	Upper	9`1" x 5`2"
2pc Bathroom	Upper	5`3" x 5`3"	4pc Bathroom	Basement	8`7" x 4`8"
Kitchen	Basement	11`9" x 8`5"	Living Room	Basement	12`9" x 10`8"
Laundry	Upper	4`4" x 4`1"	Laundry	Basement	4`6" x 3`6"
Bedroom	Basement	10`11" x 9`9"	Furnace/Utility Room	Basement	9`8" x 7`3"
Other	Main	22`3" x 20`9"	Addition	Main	12`3" x 8`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1112952**

Zoning: **R-1N**

Remarks

Pub Rmks: **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!**

Inclusions: **0**
 Property Listed By: **CIR Realty**

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











