

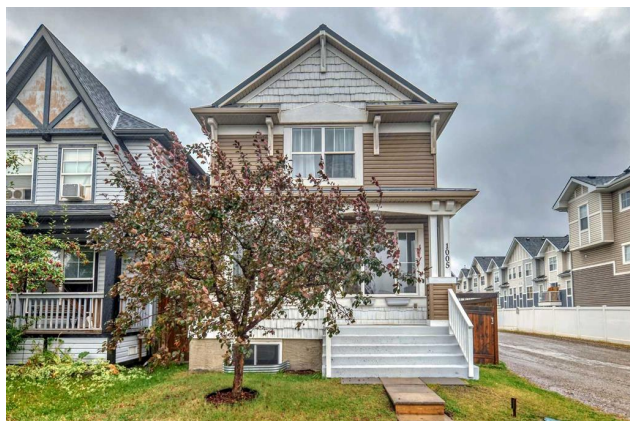


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1005 NEW BRIGHTON Gardens, Calgary T2Z 0Y1**

MLS®#: **A2165297**      Area: **New Brighton**      Listing Date: **09/13/24**      List Price: **\$569,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **2,508 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,508**  
 Low Sqft:  
 Ttl Sqft: **1,508**

DOM

**6**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Metal**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

| Room             | Level  | Dimensions     | Room              | Level    | Dimensions    |
|------------------|--------|----------------|-------------------|----------|---------------|
| Dining Room      | Main   | 10`5" x 12`10" | Mud Room          | Main     | 3`11" x 3`3"  |
| 2pc Bathroom     | Main   | 5`1" x 5`3"    | Kitchen           | Main     | 13`7" x 13`0" |
| Living Room      | Main   | 12`8" x 18`11" | Entrance          | Main     | 4`1" x 6`8"   |
| Other            | Main   | 12`4" x 11`11" | Bedroom - Primary | Second   | 13`8" x 12`8" |
| 4pc Ensuite bath | Second | 8`2" x 5`11"   | Walk-In Closet    | Second   | 4`11" x 8`0"  |
| 4pc Bathroom     | Second | 4`11" x 7`10"  | Bedroom           | Second   | 9`8" x 9`3"   |
| Bedroom          | Second | 9`10" x 9`3"   | Bedroom           | Basement | 12`2" x 9`9"  |

Walk-In Closet  
Storage  
Game Room

Basement  
Basement  
Basement

4`2" x 6`2"  
3`9" x 6`4"  
14`11" x 17`11"

Laundry  
4pc Bathroom

Basement  
Lower

13`7" x 7`10"  
5`8" x 8`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0511913**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Find your dream home in New Brighton close to the school! This beautifully updated 4 bedroom residence with spiral staircase and open to above floorplan boasts brand-new sanded hardwood floors throughout the main floor living space, creating a warm and inviting atmosphere. The home is bright and inviting and has fresh paint throughout the entire home and newly installed appliances in the kitchen add a touch of sophistication. The partially finished basement offers a versatile bedroom and bathroom, as well as recreation area, ideal for guests or a home office. This home is an excellent floor plan and has over 1500 square feet of living space, plus the basement. The backyard has been refreshed with low maintenance landscaping, and is fenced for your outdoor pleasure. The amenities are plentiful at the New Brighton club located a short distance from home. The club includes tennis courts, a splash park, pickleball courts, skating, hockey, and much more ! Enjoy the convenience of being located near recreation facilities, transit, and a park, providing ample opportunities for outdoor activities. The home is a short drive to all shops at 130th Avenue including Home Depot, Good Life Fitness, among many others.**

Inclusions:  
Property Listed By:

**NA**  
**eXp Realty**

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













