

143 BRIGHTONDALE Crescent, Calgary T2Z 4K1

MLS®#: **A2178514** Area: **New Brighton** Listing Date: **11/10/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **+\$50k, 17-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **3,774 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,843**
 Low Sqft:
 Ttl Sqft: **1,843**

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Cleared,Close to Clubhouse,Few Trees,Garden,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,Low Flow Plumbing Fixtures,Natural Woodwork,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|----------|----------------|-------------------|----------|----------------|
| 2pc Bathroom | Main | 5`1" x 5`8" | Dining Room | Main | 12`0" x 9`7" |
| Kitchen | Main | 12`0" x 11`5" | Laundry | Main | 8`9" x 5`6" |
| Living Room | Main | 13`0" x 14`0" | 4pc Bathroom | Second | 5`6" x 7`11" |
| 4pc Ensuite bath | Second | 10`8" x 7`7" | Bedroom | Second | 9`0" x 11`10" |
| Bedroom | Second | 10`4" x 9`10" | Bedroom - Primary | Second | 14`3" x 12`7" |
| Bonus Room | Second | 18`0" x 14`0" | 4pc Bathroom | Basement | 7`11" x 4`11" |
| Bedroom | Basement | 10`10" x 10`4" | Game Room | Basement | 15`6" x 24`10" |

Furnace/Utility Room

Basement

17`3" x 13`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0311798

Zoning:

R-G

Remarks

Pub Rmks:

Nestled in the desirable New Brighton community in Calgary SE, this charming home offers an excellent opportunity for families looking for convenience, comfort, and value—all for under \$600K. The inviting curb appeal is enhanced by a spacious front Double car garage, providing both functionality and aesthetic appeal. Stepping inside, you're greeted by a bright, open-concept layout designed for modern living. The main floor boasts a well-sized kitchen, perfect for culinary enthusiasts, seamlessly connected to the dining and living areas, creating an ideal space for entertaining and everyday life. Practicality meets convenience with a main-floor laundry area, simplifying household chores. Upstairs, a generously sized bonus room awaits, ideal for family gatherings or a cozy media space. The upper level also features three well-proportioned bedrooms, including a primary bedroom with its own en-suite bathroom, and a second full bathroom, ensuring comfort and privacy for the whole family. Adding to the appeal of this move-in-ready home is the fully developed basement, offering additional living space that includes a large recreational room, a fourth bedroom, and a full bathroom. This versatile space can be tailored to suit your needs, whether for hosting guests, creating a home office, or simply enjoying extra room for relaxation. Situated within walking distance to the New Brighton Community Centre, schools, parks, and other amenities, this property is perfect for those seeking a vibrant neighborhood lifestyle. With its ideal location, thoughtful layout, and attractive price point, this vacant home in New Brighton offers an unparalleled opportunity to enjoy modern living with plenty of space for everyone. Don't miss out on making this fantastic property your next home!

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

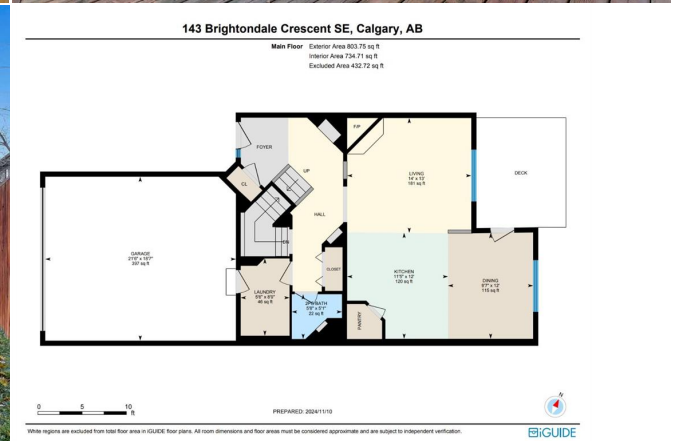
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





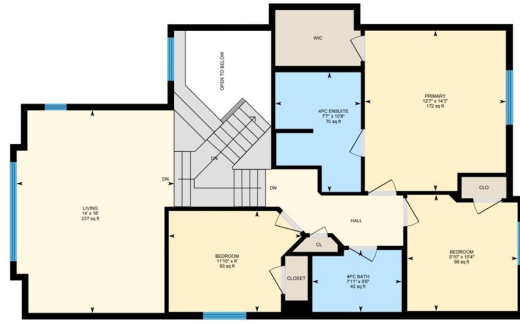






143 Brightondale Crescent SE, Calgary, AB

1st Floor Exterior Area 1028.05 sq ft
Interior Area 955.04 sq ft
Excluded Area 52.13 sq ft



PREPARED: 2024/11/10



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

143 Brightondale Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 730.59 sq ft
Interior Area 670.96 sq ft



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