



THE A-TEAM

RE/MAX FIRST

123 NEW BRIGHTON Landing, Calgary T2Z 0T9

MLS®#: A2179991 Area: New Brighton Listing Date: 11/21/24 List Price: \$559,900
Status: Active County: Calgary Change: -\$5k, 11-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2009
Finished Floor Area
Abv Sqft: 1,010
Low Sqft:
Ttl Sqft: 1,010
Lot Sz Ar: 2,637 sqft
Lot Shape:

DOM

30
Layout
Beds: 4 (2 2)
Baths: 2.5 (2 1)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Lawn, Zero Lot Line
Park Feat: Off Street, Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Other
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Skylight(s), Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Bedrooms, Bathrooms, Family Room, and Storage with their respective levels and dimensions.

Title: **Fee Simple**
Legal Desc: **0813314**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 123 New Brighton Landing! A beautiful 4 bedroom, 2.5 Bathroom, fully finished bungalow, with a total of 1,886.46sqft of total developed living space, in the desired community of New Brighton. The main level has two spacious bedrooms, the primary with a walk in closet and 4 pc en suite, a well appointed kitchen with eating bar and a large dining and living room. It boasts tile and hardwood floors, vaulted ceilings, large south facing windows, a large skylight and a great open floor plan. The basement is fully developed with two more bedrooms(great for kids, company or an office/ hobby space) a large family room with a corner gas fireplace, laundry, storage and a bathroom. Outside you will enjoy, a large south facing deck, rear lane access and a double off street park pad. The community itself has so much to offer!! The New Brighton Club is a year round recreational facility, consisting of a 6500 square foot building(club house for parties and events). Also on site are; 2 tennis courts, a beach volleyball court, basketball courts, a splash park, playground, and a hockey rink. There is also a full time recreation lead responsible for implementing recreational programs and events, using various facilities and amenities within the park, to meet the needs of all members, offering a variety of fitness, educational, and creative programs for all ages. Come and see all this home and the vibrant community of New Brighton have to offer you!**

Inclusions: **N/A**
Property Listed By: **Century 21 Foothills Real Estate**

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









