



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1233 NEW BRIGHTON Drive, Calgary T2A1B2**

MLS®#: **A2180086**

Area: **New Brighton**

Listing Date: **11/20/24**

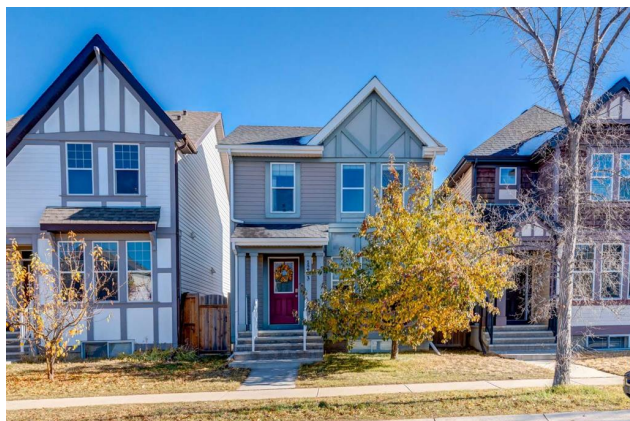
List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **2,744 sqft**  
Lot Shape:

Access:

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

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete, Manufactured Floor Joist, Vinyl Siding**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 14`5"	Kitchen	Main	9`11" x 10`8"
Dining Room	Main	10`6" x 12`5"	2pc Bathroom	Main	5`1" x 4`9"
Bedroom - Primary	Second	12`8" x 13`2"	4pc Ensuite bath	Second	5`11" x 7`8"
Bedroom	Second	9`3" x 10`3"	Bedroom	Second	9`6" x 10`1"
4pc Bathroom	Second	8`0" x 5`0"	Game Room	Basement	11`5" x 27`10"
2pc Bathroom	Basement	5`7" x 4`9"	Furnace/Utility Room	Basement	7`10" x 10`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0814829**

Remarks

Pub Rmks: **Stunning 3 bed, 4 bath home. Welcome to your dream home in the vibrant community of New Brighton! This beautifully designed property features 3 spacious bedrooms and 4 modern bathrooms, with just under 1700 sq/ft of total developed living space, perfect for families or anyone seeking extra space. Key features include central air conditioning, a bright & open layout with abundant natural light throughout the main living areas. The gourmet kitchen boasts modern stainless appliances, ample counter space, and a cozy dining area—ideal for entertaining. A main floor living space with loads of room to unwind after a long day. A 2pc bath is also on this level. Upstairs you find a luxurious primary bedroom with an 4 pc ensuite bathroom and a generous walk-in closet. Two more nice size bedrooms and a 4 pc bath. Discover additional living space in the fully finished basement, perfect for a home theatre, playroom, office or even a large open 4th sleeping area. A 2pc bathroom, utility room, and a huge storage space for extra items complete the basement level. A fully fenced back yard greets you when stepping outside with a spacious back deck, perfect for summer barbecues and relaxing evenings under the stars. The property includes a convenient detached garage, providing ample storage and parking space. Prime Location! Located just steps away from a bus stop right outside the front door. Close to several schools, fuel station, grocery stores, daycares, parks, and community amenities, making it easy to enjoy everything New Brighton has to offer. Don't miss this opportunity to make this stunning home your own! Contact us today to schedule a viewing.**

Inclusions: **None**  
Property Listed By: **Grassroots Realty Group**

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







