



THE
A-TEAM

**RE/MAX
FIRST**

1920 NEW BRIGHTON Drive, Calgary T2Z4X1

MLS®#: **A2181389** Area: **New Brighton** Listing Date: **11/28/24** List Price: **\$659,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 16-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,791**
 Low Sqft:
 Ttl Sqft: **1,791**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Upper	9`0" x 7`5"	4pc Ensuite bath	Upper	7`7" x 5`0"
Bedroom	Upper	12`6" x 9`5"	Bedroom	Upper	9`0" x 10`11"
Family Room	Upper	18`0" x 13`5"	Bedroom - Primary	Upper	12`2" x 13`4"
3pc Bathroom	Basement	6`3" x 10`7"	Game Room	Basement	23`11" x 25`11"
Storage	Basement	8`6" x 5`6"	Furnace/Utility Room	Basement	13`4" x 10`7"
2pc Bathroom	Main	4`8" x 4`9"	Dining Room	Main	12`0" x 7`8"
Kitchen	Main	18`0" x 13`4"	Laundry	Main	9`0" x 5`8"

Living Room

Main

13`0" x 17`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0511913

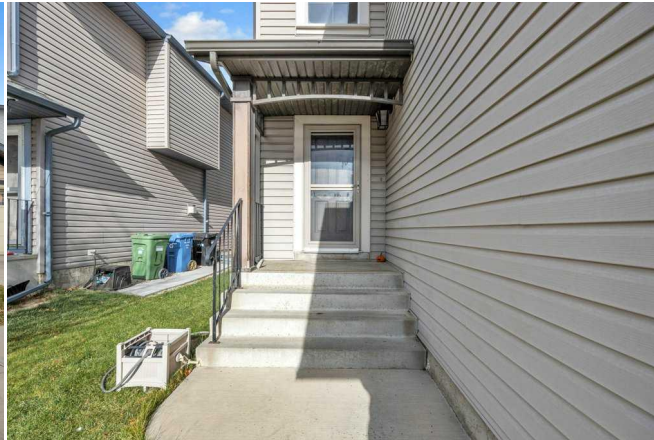
Zoning:
R-G

Remarks

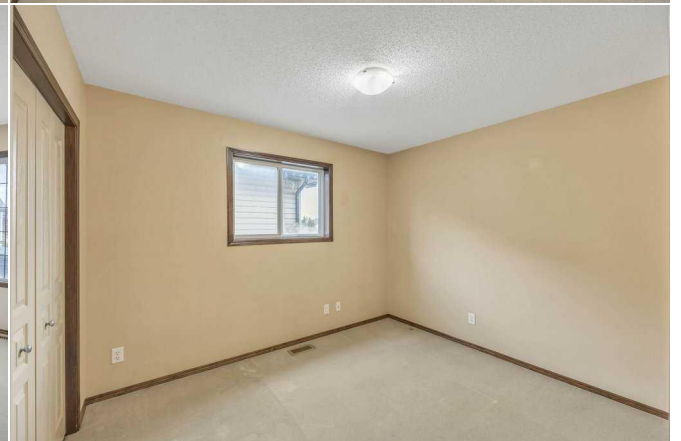
Pub Rmks: **Welcome to this beautiful home located in the sought-after community of New Brighton! Situated within close proximity to schools, shopping, and playgrounds, this property is perfect for family living. The main floor boasts an open-concept design featuring a spacious living room with a cozy fireplace, a modern kitchen equipped with stainless steel appliances, and a bright dining area that leads to a deck overlooking the north-facing backyard. Upstairs, you'll find a versatile bonus room with large, sunny windows. The primary bedroom includes a 4-piece ensuite, while two additional bedrooms and a 4-piece family bathroom complete the upper level. The basement is an ideal space for relaxation and recreation, offering a large rec room and a private sauna. Additional upgrades include a new roof (2021), hot water tank (2023), and recently replaced fridge, washer, and dryer (2024). The dishwasher, humidifier, and under-counter RO system were also updated in 2022. Homes like this don't stay on the market for long! Contact your favorite realtor today to schedule a showing.**

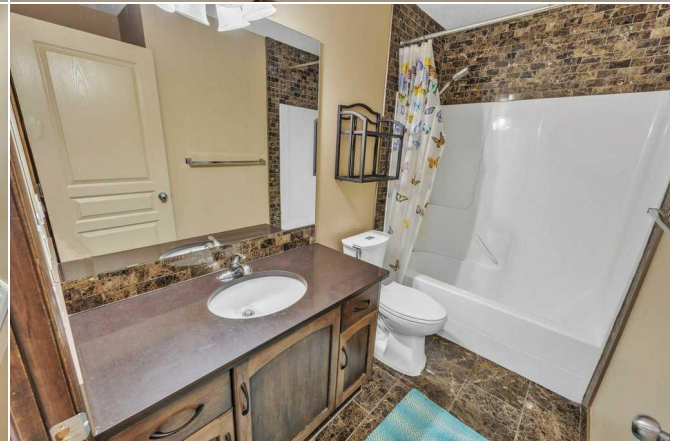
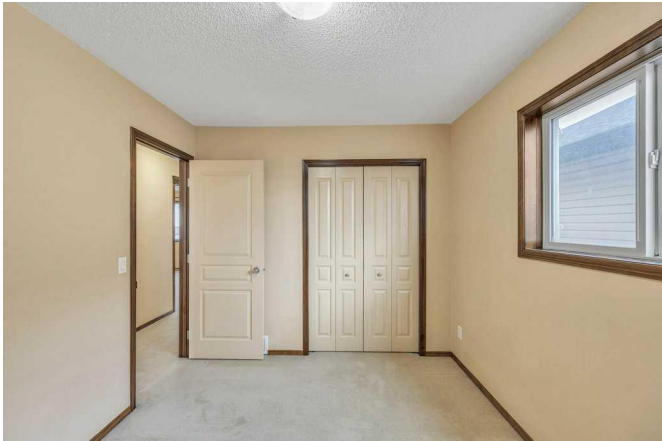
Inclusions:
Property Listed By: **N/A**
PREP Realty

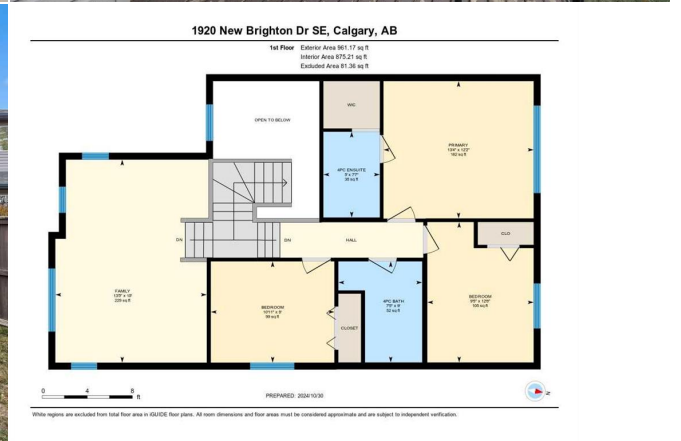
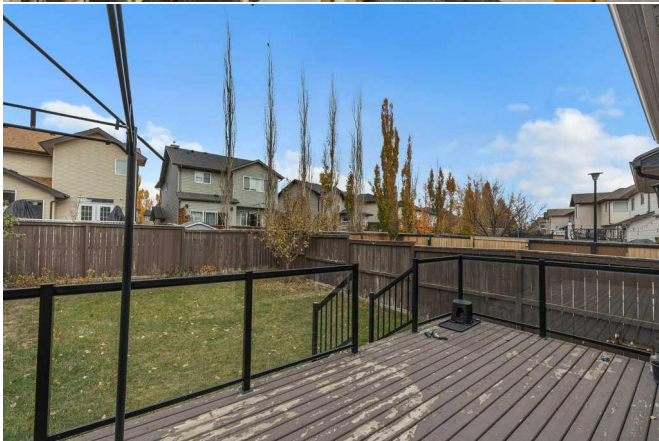
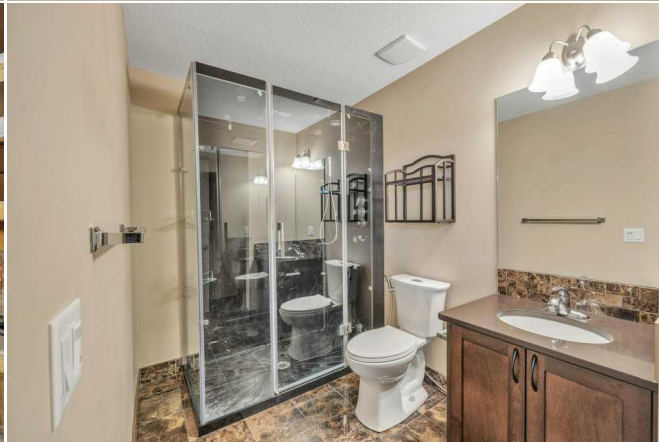
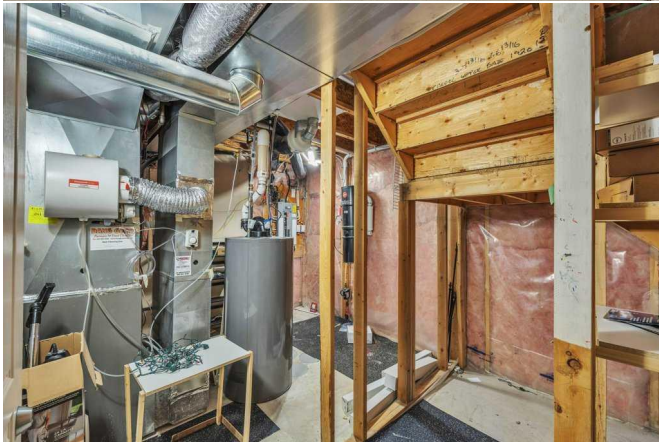
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1920 New Brighton Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 768.09 sq ft
Interior Area 695.10 sq ft



PREPARED: 2024/10/31



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

1920 New Brighton Dr SE, Calgary, AB

Main Floor Exterior Area 430.27 sq ft
Interior Area 755.08 sq ft
Excluded Area 412.52 sq ft



PREPARED: 2024/10/31



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