



THE A-TEAM

RE/MAX FIRST

1090 NEW BRIGHTON Park, Calgary T2Z 0X9

MLS@#: A2187749 Area: New Brighton Listing Date: 01/15/25 List Price: \$579,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2010
Finished Floor Area: 1,570
Lot Information: Lot Sz Ar: 2,712 sqft, Ttl Sqft: 1,570

DOM: 17
Layout: 3 (3)
Beds: 2.5 (2 1)
Style: 2 Storey

Access: Back Lane, Rectangular Lot
Lot Feat: Off Street
Park Feat:

Parking: 0
Ttl Park:
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Wood Frame
Flooring: Carpet, Linoleum, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Int Feat: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 4pc Ensuite bath, Kitchen, Bedroom - Primary, Bedroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1012177

Zoning:
R-G

Remarks

Pub Rmks: **Open house: 12-3pm Saturday Jan. 18 2025 Discover this inviting family home nestled in the sought-after community of New Brighton, just moments from schools, playgrounds, and the vibrant amenities of McKenzie Towne. The open-concept main floor is designed for modern living, featuring 9' ceilings and a spacious living room that seamlessly transitions into the kitchen. Here, you'll find stainless steel appliances, a large island with a breakfast bar, and a convenient butler's pantry. The formal dining area is perfect for family meals or hosting guests, while the back deck offers an excellent space for outdoor entertaining during the warmer months. Upstairs, the primary suite is a true retreat, complete with a private four-piece ensuite and a generous walk-in closet. Two additional bedrooms provide ample space for family or guests. The basement is fully insulated and ready for your creative touch to make it your own. Recent updates include fresh paint, a new stove, durable LVP flooring, and modern window coverings, ensuring a move-in-ready experience. Don't miss this must-see home in an amazing location. Schedule your private viewing today!**

Inclusions:
Property Listed By: **n/a**
Homecare Realty Ltd.

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





