

# \$549,900 - 39 Brightoncrest Grove Se, Calgary

MLS® #A2207966

## \$549,900

2 Bedroom, 3.00 Bathroom, 1,491 sqft

Residential on 0.08 Acres

New Brighton, Calgary, Alberta

A spacious & affordable semi-attached home in desirable New Brighton. Enjoy this beautifully upgraded home. Large open kitchen with dark cabinets, granite countertops, walk in pantry and stainless steel appliance package including a new stove, dishwasher and hood fan. New vinyl plank floors on the main level. Cozy living room with gas fireplace. Dining area with room for 6. Step out to bbq on the deck and enjoy the west facing backyard. Enjoy two spacious bedrooms up with their own ensuite bathrooms and a convenient flex space for a home office. The spacious basement is ready for your development with a rough in for the bathroom. The furnace and hot water tank were recently upgraded. You even have a water softener! You are close to schools, shopping, the South Calgary Health Centre and transit! New Brighton is an incredible community with a fantastic clubhouse hosting events all throughout the year! Come and be a part of the New Brighton spirit! Just google 'New Brighton Calgary' for community details.

Built in 2009

## Essential Information

MLS® #	A2207966
Price	\$549,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,491
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	39 Brightoncrest Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0V6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	16
Zoning	R-G
HOA Fees	345
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Solutions
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