

**324 New Brighton Place SE  
Calgary, Alberta**
**MLS # A2237131**


# \$649,900

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Close to Clubhouse, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this beautifully updated home located in a quiet cul-de-sac in the vibrant and family-friendly community of New Brighton! Thoughtfully renovated throughout, this move-in-ready property features brand-new quartz kitchen countertops, stylish lighting fixtures, fresh paint, new carpeting, a new refrigerator, and a brand-new washer and dryer—offering a bright and modern living space. The home boasts three generously sized bedrooms, including a spacious primary suite with a large walk-in closet, and a huge bonus room—perfect for a growing family. The open-concept main floor provides the ideal setting for both entertaining and daily living. A new roof was installed in 2021, adding long-term value and peace of mind. This home is ideally situated just a short walk to the New Brighton Clubhouse and local schools, with quick access to public transportation, Deerfoot Trail, and Stoney Trail. Enjoy being minutes from the South Health Campus, the amenities of Mahogany and 130th Avenue shopping area, and a nearby dog off-leash park. Don't miss your chance to own this stunning, renovated home in one of Calgary's most connected and convenient communities—schedule your private showing today!