

# \$634,800 - 216 New Brighton Grove Se, Calgary

MLS® #A2246047

**\$634,800**

4 Bedroom, 4.00 Bathroom, 1,469 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

**\*Make your First Visit through the 3D tour!\***

Fantastic opportunity to own a cash flowing rental property or live in this beautiful, fully finished reverse walkout with TWO SEPARATE SUITED (illegal) LIVING SPACES. Both units share the same entry-way and as you enter the unit you will see the first living space to your right. This clean and functional 1 BED / 1 BATH basement suite (illegal) features a spacious living area, full kitchen with stainless steel appliances, and in-suite laundry. The bedroom includes a spacious closet and the 4-piece bathroom is bright and modern. Exiting this unit and continuing up the stairs you will find the next part of the house that has access to the sunny west facing, fenced backyard & DOUBLE DETACHED GARAGE. This inviting main floor features a modern kitchen with stainless steel appliances, a large island, and a pantry. The spacious open-concept living area is filled with natural light, ideal for entertaining or family time. This level includes a convenient half-bath located near the back door. The upper level features a spacious primary bedroom with a walk-in closet and three-piece ensuite. Two additional bedrooms offer flexibility for kids, guests, or office space. A second full bathroom and convenient hallway layout make this floor ideal for families. Large windows throughout provide great natural light. This home has A/C for these hot summer days. Great property that is affordable in many ways.



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246047    |
| Price          | \$634,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,469       |
| Acres          | 0.06        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 216 New Brighton Grove Se |
| Subdivision | New Brighton              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 1G2                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full, Suite                                                                                         |

**Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |
| HOA Fees       | 340              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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