

# \$565,000 - 80 New Brighton Grove Se, Calgary

---

MLS® #A2220273

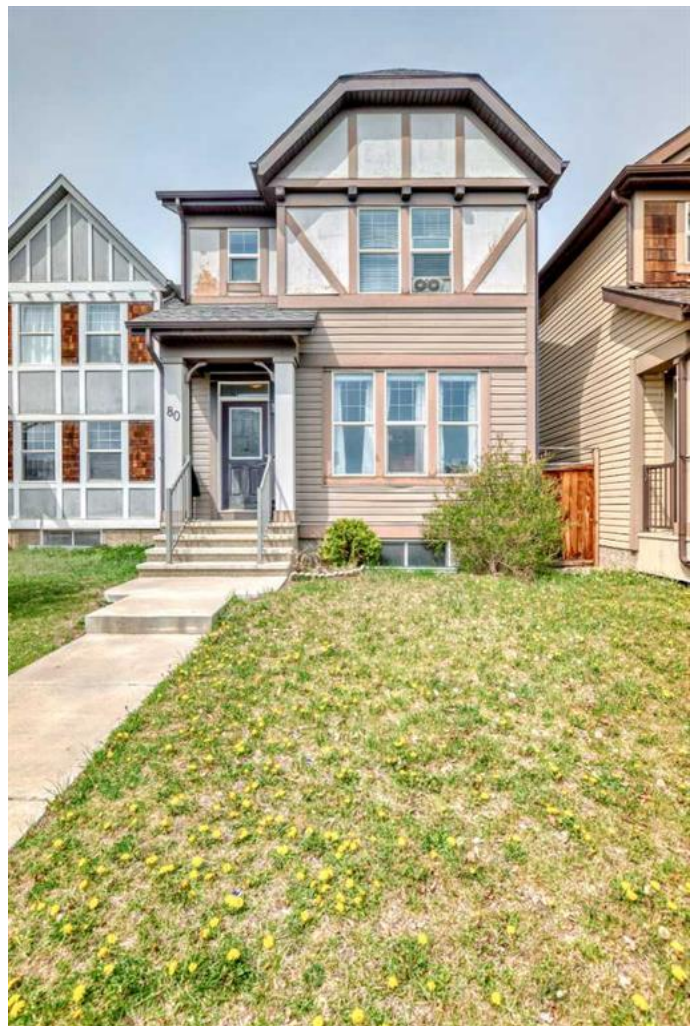
**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,579 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

Welcome to this charming starter home with over 1500 sq ft of comfortable living space in the sought after community of New Brighton. With 3 spacious bedrooms, 2.5 bathrooms, and a functional open concept layout, this home perfectly blends style and practicality for modern family living. Step inside to a bright, welcoming main floor featuring hardwood flooring. Relax in your large open concept living room with built in ceiling speakers and a reinforced wall and cable tubing for hiding cords for easy tv mounting! The living room flows seamlessly into the heart of the home - the kitchen -showcasing crisp white cabinetry, sleek black granite countertops, and plenty of storage for all your culinary needs. A convenient powder room completes the main level. Upstairs, you'll find three generous bedrooms including a primary suite with a 4 piece ensuite bathroom. The upper floor laundry adds ultimate convenience, eliminating the need to haul laundry up and down the stairs. Enjoy the privacy of a fully fenced yard and a double detached garage, perfect for parking and additional storage. The basement is unfinished and awaits your personal touch. Located on a quiet street close to parks, schools, shopping, and transit.



Built in 2012

## Essential Information

MLS® #	A2220273
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	80 New Brighton Grove Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z1G4

### **Amenities**

Amenities	Clubhouse, None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

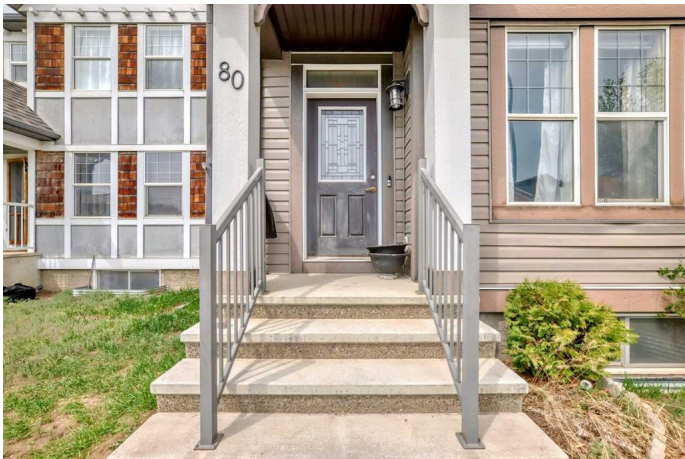
### **Interior**

Interior Features	Granite Counters, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 12th, 2025
Days on Market	54
Zoning	R-G
HOA Fees	339
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.