

**2105 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2287706



\$649,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Showcasing true pride of ownership and polished to perfection, this beautifully maintained two-storey delivers close to 1,500 sq ft of stylish, functional living space with 3 bedrooms and 3 bathrooms. The main level features a bright, flowing layout enhanced by 9-foot ceilings with knockdown texture, warm oak hardwood floors, and a welcoming tiled entryway. The sleek kitchen is designed for both everyday living and entertaining, offering a central island, stainless steel appliances, and seamless sightlines into the living and dining areas. Upstairs, three spacious bedrooms provide comfortable retreats, complete with upgraded carpet and premium underlay. The generous primary suite includes a walk-in closet and a well-appointed ensuite featuring a relaxing soaker tub and separate shower. The basement feels open and inviting thanks to added windows and includes rough-in plumbing for a future bathroom along with central vacuum. Outdoors, enjoy quiet mornings on the sunlit front porch or host summer gatherings on the expansive rear deck. The fully fenced yard is finished with easy-care synthetic turf for minimal upkeep. An oversized heated garage ensures convenience year-round, with additional street parking available on this calm, family-friendly street just steps from the park and community centre with clubhouse, soccer fields, and tennis courts. Situated in the established neighbourhood of New Brighton, this exceptional home is truly ready for its next owners.