

**36 New Brighton Landing SE  
Calgary, Alberta**

**MLS # A2308615**



**\$550,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** shed

OPEN HOUSE SATURDAY & SUNDAY 1-4 PM...Step into this beautifully maintained home in the heart of New Brighton, offering a perfect blend of comfort, style, and convenience. Located on a quiet, family friendly street, this property delivers exceptional value with thoughtful upgrades (New Vinyl plank floors) and a layout designed for modern living. The main floor features an open concept design with a bright living area with a new electric fireplace, spacious dining space, and a well appointed kitchen complete with NEW stainless steel appliances, ample cabinetry, and a functional island ideal for meal prep or casual gatherings. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk in closet and private ensuite. The additional bedrooms are perfect for kids, guests, or a home office.. The fully landscaped backyard offers a private outdoor retreat ideal for summer BBQs, gardening, or relaxing evenings. With a single attached garage, you’ll have plenty of room for vehicles, storage, or hobbies. Located just minutes from New Brighton’s community clubhouse, parks, playgrounds, schools, and shopping, this home provides easy access to everything you need. Whether you’re a growing family, first time buyer, or investor, this property delivers comfort, convenience, and long term value.