



ID# 10788

MLS®# A1168950

\$429,900



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New Brighton 2047 New Brighton Gardens SE Calgary

Single Family
Bungalow
Year Built:2005



4
Bedrooms



3
Bathrooms



1,011
Square Feet

For additional information on this listing
please call the Seller at:

403-660-9907

Property Highlights

Contemporary bungalow with over 1700 sq.ft of builder developed living space. Walk into the ceramic ceramic tiled floor entrance, lots of room to welcome your guests. Main floor flows thru with cherry hardwood floors, vaulted ceilings, and large windows in the living room. The kitchen has a skylight, raised breakfast bar, pendant lights, stainless steel fridge, stove and microwave/hoodfan, toffee stain full height maple cabinets, custom spice rack, cutlery drawer & walk in pantry. Primary bedroom has wall to wall mirrored closets, the ensuite has ceramic flooring, and a full tub. The powder room for your guests is elegant with hardwood floors and pedestal sink. Wait til you see the basement, professionally developed by the builder, with an inviting gas fireplace, full 4 pce bath, 2 bedrooms, one with a walk in closet. A southwest facing...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10788](https://rhinorealty.com/?ID=10788)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-660-9907.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$429,900

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2047 New Brighton Gardens SE
Calgary, AB T2Z 4X4

GENERAL DETAILS

Community: New Brighton
Property Type: Single Family
Style: Bungalow, detached
Year Built: 2005
of Finished Levels: 2
Sq Ft Above Grade: 1010.8
Total Dev'pd Sq Ft: 2021.6
Front Windows Face: Northeast
Back Yard Faces: Southwest

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double detached
Total # of Parking Spots: 2
Location Attributes: fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped, partially fenced
Acreage Features: municipal water

INTERIOR

Bedrooms: 4 total; 2 above grade; 2 below grade
Bathrooms: one 2-piece; two 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	11.8x14.8	3.61x4.52
Dining Room	Main Floor	7.1x8.6	2.16x2.62
Kitchen	Main Floor	7.8x13.1	2.39x3.99
Rec Room	Basement	14.2x18.1	4.34x5.51
Master Bedroom	Main Floor	12.1x10.6	3.68x3.22
Bedroom	Main Floor	8.5x9.6	2.59x2.92
Bedroom	Basement	8.6xNaN	2.62x2.77
Bedroom	Basement	8.9x11.8	2.72x3.61

Basement: full, fully finished
Flooring: hardwood, carpet
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings
Interior Features: black appliances, stainless steel appliances, newer roof (under 5 years old), skylight, no smoking, vaulted ceilings

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	25.2	7.68
Lot Width at Rear:	25.4	7.74
Lot Depth (Average):	113.3	34.53
Lot Area:	2820	262.0

Lot Shape: Rectangular
Property Taxes: \$2733, Annual
HOA Fee: \$345.45, Annual



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