

# \$649,800 - 216 New Brighton Grove Se, Calgary

MLS® #A2240443

**\$649,800**

4 Bedroom, 4.00 Bathroom, 1,469 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

**\*SEE THE 3D TOUR BEFORE BOOKING A SHOWING!\*** 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. Great property that is affordable in many ways.



Built in 2012

## Essential Information

MLS® #	A2240443
Price	\$649,800
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	Recreation Facilities
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	None
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

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

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	340
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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