

# \$584,999 - 4020 New Brighton Grove Se, Calgary

MLS® #A2204236

**\$584,999**

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.07 Acres

New Brighton, Calgary, Alberta

**\*OPEN HOUSE CANCELLED\*** Welcome to 4020 New Brighton Grove, a charming home nestled on a peaceful, family-friendly cul-de-sac. Conveniently located just a short walk from St. Marguerite K-6 Elementary, your little ones can stroll to school in just seven minutes. This beautifully designed Jayman-built residence features an inviting open-concept main floor that seamlessly flows into the basement, highlighted by a massive south-facing front window that floods the entire home with natural light and warmth. The kitchen is equipped with a brand new stove, large kitchen island, and large dining area big enough for the entire family! The back hall closet has been converted in to a pantry to provide even more storage and can be swapped back easily by taking down the removable shelves. Upstairs, you'll find three spacious bedrooms, perfect for a growing family. The master suite boasts a generous walk-in closet and en suite bathroom that offer ample storage and privacy. For added comfort year-round, the home comes equipped with air conditioning, ensuring a cool escape during those warm summer months. The back yard has a large deck perfect for entertaining and outside the back gate, you will find a parking pad big enough for 2 full size trucks. Book a showing with your favorite agent today and donâ€™t miss the opportunity to call this place home!

Built in 2013



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204236    |
| Price          | \$584,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,444       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4020 New Brighton Grove Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2A4B2                     |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None                                  |
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)              |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Back Lane, Cul-De-Sac, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 31               |
| Zoning         | R-G              |
| HOA Fees       | 355              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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