

**198 New Brighton Circle SE**  
**Calgary, Alberta**

**MLS # A2213246**



**\$720,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Tankless Hot Water		

**Inclusions:** automated blinds, 20 Solar panels, Tankless Water heater, Outdoor Christmas lights Fitting

Fully Developed & Upgraded 2-Storey | 4 Bed | 3.5 Bath | Over 2300 Sq Ft Move-in ready family home just steps from an elementary school! Featuring a bright open layout, large bonus room, gas fireplace, eat-in kitchen with island, and fully finished basement. Tons of Upgrades: Central A/C 20 solar panels Tankless water heater Water softener + RO filter Upgraded kitchen & baths New roof (2022), sod (2022), fencing (2024) Vinyl floors, pot lights, ceiling fan Automated blinds & garage door New SS appliances, front/back doors Fantastic location close to schools, shopping, transit & major routes. Quick possession available!