

83 Brightondale Crescent SE

Calgary, Alberta

MLS # A2213440



\$679,900

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Laminate, Linoleum		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound		
Inclusions:	electric stove is AS IS (works great just occasionally the door clicks)		

OPEN HOUSE SUNDAY APRIL 27 1-3PM. Beautifully Updated Home on a Quiet Crescent in One of New Brighton’s Best Locations. 3 Beds | 2.5 Baths | Large Bonus Room | Sunny South-Facing Backyard. Welcome to this lovingly maintained 3-bedroom, 2.5-bath home, ideally located on a quiet crescent in one of New Brighton’s most sought-after streets. With quick access to 52nd Street, walking distance to both schools, the community clubhouse, parks, and all amenities, this is a location that truly delivers for family living. Step inside to a warm and inviting main floor. This turn key property features new flooring and carpet throughout(2024), professional paint throughout (2024), and a bright open-concept layout perfect for everyday life and entertaining. The kitchen is equipped with stainless steel appliances, ample counter space, and flows into the cozy dining and living room complete with a gas fireplace. The convenient main floor laundry adds to the home’s functionality. Upstairs, you’ll find a spacious bonus room for family movie nights, a large primary bedroom with a private ensuite, plus two additional bedrooms and a full main bathroom—plenty of room for the whole family. The unfinished basement offers loads of potential for future development—whether it’s a home gym, playroom, or guest suite. Outside, the sunny south-facing backyard is a private retreat with mature trees providing full summer privacy, a firepit, and a large deck with privacy screen—plus a BBQ gas line - for effortless enjoyable outdoor living. Additional features include central air conditioning (2023) and a new roof (2023). This is the perfect turn-key family home—updated, stylish, and in an unbeatable location. Just move in and start making memories!