

\$634,800 - 216 New Brighton Grove Se, Calgary

MLS® #A2246047

\$634,800

4 Bedroom, 4.00 Bathroom, 1,469 sqft

Residential on 0.06 Acres

New Brighton, Calgary, Alberta

Make your First Visit through the 3D tour!

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. This home has A/C for these hot summer days. Great property that is affordable in many ways.



Built in 2012

Essential Information

MLS® #	A2246047
Price	\$634,800
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	None
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	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	August 5th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	340
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.