

\$539,999 - 4040 New Brighton Grove Se, Calgary

MLS® #A2258026

\$539,999

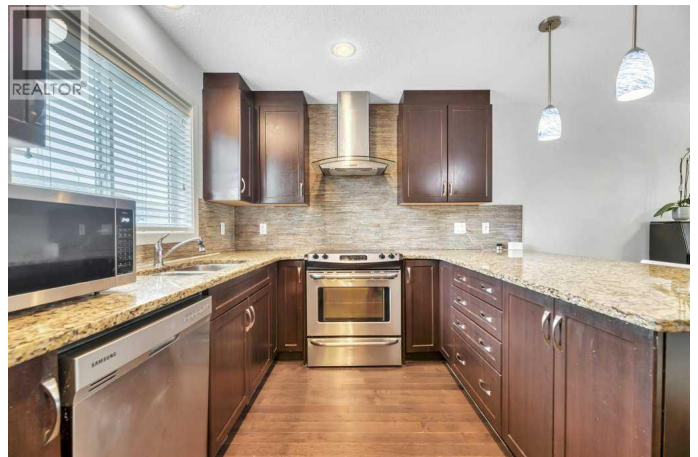
4 Bedroom, 4.00 Bathroom, 1,350 sqft

Single Family on 0.06 Acres

New Brighton, Calgary, Alberta

Welcome to this warm and move-in-ready home in the vibrant southeast community of New Brighton – a neighbourhood loved for its parks, pathways, schools, and easy access to everything along 130th Avenue.

Thoughtfully maintained and freshly painted, this home is an ideal fit for first-time buyers or growing families who want to settle in before winter and enjoy a space that already feels cared for. The main level offers a bright and open-concept layout with a standout kitchen that instantly makes an impression. Complete with granite countertops, shaker-style cabinetry that extends to the ceiling, a tiled backsplash, and a chimney-style hood fan vented to the exterior, it strikes the perfect balance of style and function. Stainless steel appliances and a generous amount of prep and storage space make it a welcoming hub for cooking and gathering. The adjoining living and dining areas flow together comfortably, creating a relaxed setting for everyday life and easy entertaining. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and a full guest bathroom complete the upper level, providing plenty of space for family, guests, or a home office setup. The fully finished basement – completed with the proper City of Calgary permits – expands your living space even further with a fourth bedroom, another full bathroom, a cozy rec area, and a wet bar that makes it a great spot to unwind or host movie



nights.Important updates have already been taken care of for you, including shingles and siding (2021), a new hot water tank (2024), and a new furnace motor (2025), offering peace of mind and lower maintenance costs for the years ahead. Outside, the backyard is partially fenced and ready for your personal touch – whether that’s a garden, patio setup, or future garage. A large portable car shelter is already in place to protect your vehicle in the meantime.Located just a short walk from parks, school s, transit, and an incredible range of shopping and amenities, this home delivers the lifestyle so many buyers are looking for – comfort, community, and convenience all in one. (id:6289)

Built in 2013

Essential Information

Listing #	A2258026
Price	\$539,999
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,350
Acres	0.06
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4040 New Brighton Grove Se
Subdivision	New Brighton
City	Calgary
Province	Alberta
Postal Code	T2Z1G4

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	Back lane, Wet bar, PVC window, Closet Organizers, No Smoking Home, Parking
Parking Spaces	2
Parking	Other, RV

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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