



174 Brightonstone Landing SE, Calgary, Alberta - \$769,900



Main Photo

Property Description

CASH FLOW INVESTMENT PROPERTY/MORTGAGE HELPER! Welcome to this amazing home backing onto pathways and greenspace in the heart of New Brighton — complete with a LEGAL SUITE to help pay your mortgage!

Perfectly situated on a quiet street, this spacious and inviting home offers a thoughtfully designed main floor featuring an open-concept kitchen, corner pantry, a large living room with a gas fireplace, a formal dining area, home office, and a convenient main-floor laundry room.


Upstairs, you'll find a bright and spacious bonus room, a generously sized primary bedroom complete with a large en-suite featuring a separate soaker tub and shower, and a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level.

The fully developed LEGAL basement suite (Registered Secondary Suite with City of Calgary) offers its own private side entrance, a generous bedroom, a separate den, open-concept kitchen and living area, and its



own laundry with stackable washer/dryer.
Additional upgrades include a new roof (2021) and tankless water heater (2023) for long-term efficiency and peace of mind.
Located in one of Calgary’s most sought-after SE communities, this home is just steps from walking paths, New Brighton School, greenspace, a pond, playgrounds, and the New Brighton Clubhouse, which offers year-round activities and programs for all ages. This fantastic recreational facility features a 6,500-square-foot building with tennis, pickleball, and basketball courts, a splash park, playground, hockey rink, and more. Plus, you're just a short drive from shopping, restaurants, and other everyday conveniences. Whether you're an investor or looking to live up and rent down, this rare gem checks all the boxes!

REALTOR Referral


REALTOR®

Mobile: N/A
Email: N/A
Website: <https://www.real-estate-homes.ca/>

Courtesy Of: CIR Realty

