

98 Brightondale Parade SE
Calgary, Alberta

MLS # A2204930



\$599,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Investor Special or Perfect for a Flip! This 3-bedroom, 2.5-bathroom home offers an incredible opportunity for those looking to make a smart investment or turn a house into their dream home. Situated in a prime location, just a stone's throw away from the spray park and community center, this property is full of potential. The main floor features convenient laundry, a spacious kitchen with brand-new appliances, and a bright dining and living room area – perfect for entertaining. Upstairs, you’ll find a large bonus room with vaulted ceilings and a cozy fireplace, along with three bedrooms, including a primary suite with a generous ensuite. Recent updates include new shingles, furnace, hot water tank, and appliances, so the heavy lifting is done! This home just needs a little TLC to restore it to its full potential. Whether you're an investor, a flipper, or someone looking for a great deal in a sought-after area, this property is a must-see.