$449,900 - 163 New Brighton Villas Se, Calgary

MLS® #A2207822

$449,900
3 Bedroom, 3.00 Bathroom, 1,220 sqft
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this charming, move-in ready 3 bedroom, 2.5 bath townhouse in the desirable community of New Brighton with a double attached garage and the rare advantage of very low condo fees. As you step inside, you'll appreciate the open concept layout, featuring a 1/2 bath, a large and bright living room, cozy nook, and a well-lit kitchen with granite countertops, stainless steel appliances, an island and modern cabinets, with ample storage space. The entire main floor is enhanced by Spotlights and Lutron smart switches that are cell phone operated along with modern door locks, a doorbell camera and a garage door camera for added convenience and security. Down the stairs, enjoy a semi-finished basement with a washer and dryer. Upstairs on the third level, you'll find two generously sized bedrooms, and a full bath. The master bedroom boasts a spacious walk-in closet with organizers and an en-suite. An inviting front yard complete with a gas line for summer BBQ's further elevate this home's appeal. Located in a family, friendly community, this complex is well managed and is close to shopping, schools, parks, and other amenities, also offers easy access to major highways. Do not miss the opportunity to make this exceptional home yours. Schedule your showing with your favorite agent today!

Built in 2008

Essential Information

MLS® #	A2207822
Price	$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	163 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	M-1
HOA Fees	277
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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