

\$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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