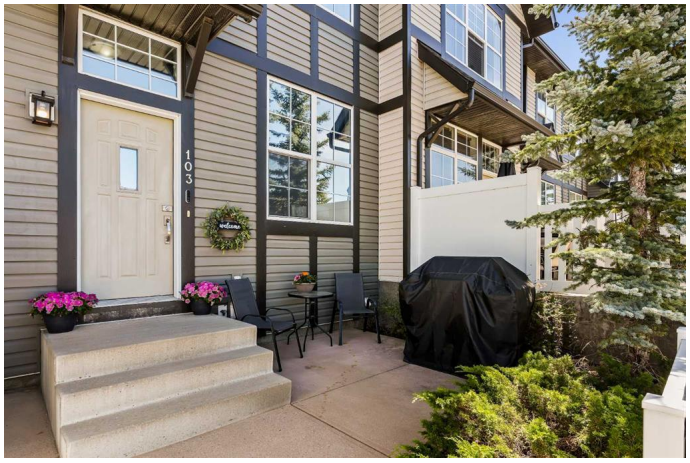
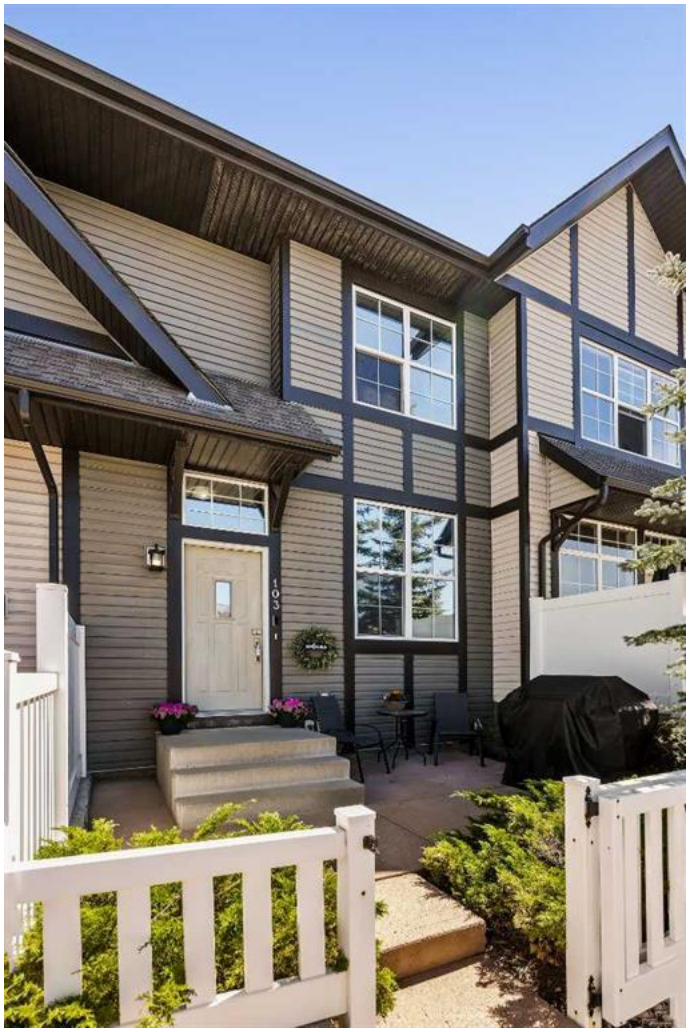
# $399,900 - 103 New Brighton Villas Se, Calgary

MLS® #A2225519

**$399,900**
2 Bedroom, 3.00 Bathroom, 1,220 sqft
Residential on 0.00 Acres

New Brighton, Calgary, Alberta





Welcome to this beautifully maintained townhome in the sought-after Mosaics of New Brighton by Brookfield. Offering over 1,200 sq. ft. of above-grade living space, this home is bathed in natural light throughout the day thanks to its desirable east and west exposures, and windows offering UV Protective film. Step inside to find a bright, open-concept main floor featuring gleaming hardwood floors, quartz countertops, and recently upgraded appliancesâ€”including a newer refrigerator, electric stove, microwave, and dishwasher. The kitchen is both functional and elegant, with dual pantries and a convenient sliding door that opens to your private west-facing balconyâ€”perfect for morning coffee or evening relaxation. A spacious living area and a stylish 2-piece powder room complete the main level. Upstairs, youâ€™ll love the sought-after double master layout, with each bedroom offering a private ensuite and walk-in closet. A cozy loft nook adds the perfect touch of versatilityâ€”ideal for a home office or reading space. The lower level includes a laundry area with upgraded washer and dryer, additional storage, and direct access to the double attached garageâ€”a rare and valued feature. Located in the vibrant community of New Brighton, youâ€™re just steps from parks, tennis courts, a spray park, and skating rinksâ€”everything you need to enjoy Calgaryâ€™s four seasons. Whether you're a first-time buyer, downsizer, or investor, this

home offers exceptional value in a well-managed complex. Donâ€™t miss your opportunity to own in one of SE Calgaryâ€™s most family-friendly communities!

Built in 2010

## Essential Information

| | |
|---|---|
| MLS® # | A2225519 |
| Price | $399,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,220 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 103 New Brighton Villas Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 0T5 |

## Amenities

| | |
|---|---|
| Amenities | Clubhouse, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Garage Door Opener, Garage Faces Rear, Paved, Rear Drive |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Pantry, |

| | |
|---|---|
| | Recessed Lighting |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, \ |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial |

## Exterior

| | |
|---|---|
| Exterior Features | Courtyard |
| Lot Description | Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | May 30th, 2025 |
| Days on Market | 153 |
| Zoning | M-1 D75 |
| HOA Fees | 274 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | Charles |

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