

# \$450,000 - 208 New Brighton Villas Se, Calgary

MLS® #A2223800

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft

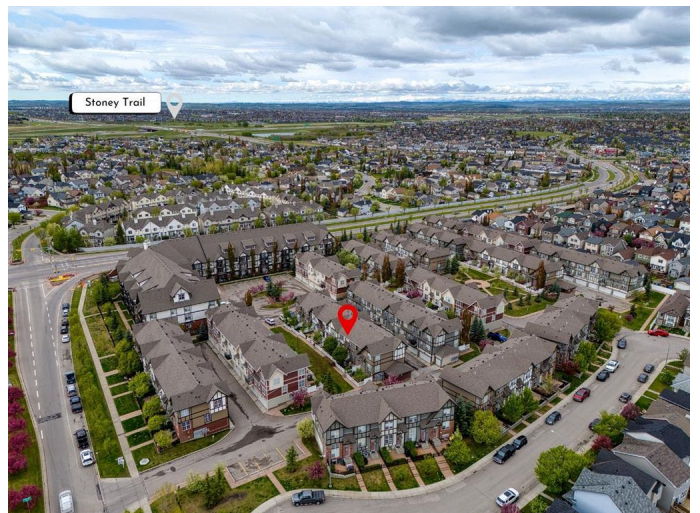
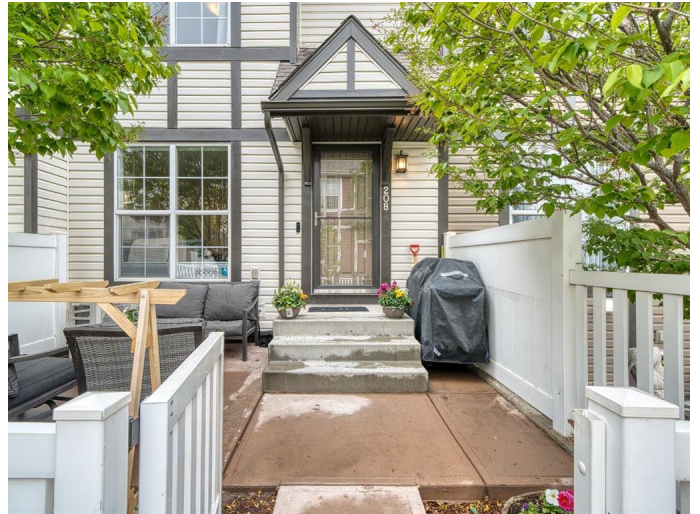
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Bright & Spacious Townhome in the Heart of New Brighton!

Welcome to this beautifully maintained townhome nestled in the sought-after community of New Brighton—just steps away from schools like Dr. Martha Cohen, St. Isabella Elementary as well as the community pond, park, and endless walking paths. Offering a blend of charm, convenience, and modern upgrades, this home is perfect for families, first-time buyers, or anyone looking to enjoy a vibrant and connected neighbourhood.

Step inside to a bright, open-concept main floor featuring NEWER LUXURY VINYL plank flooring, a spacious living and dining area with feature wall, LARGE kitchen island with GRANITE countertops and CUSTOM SHIPLAP detailing around the island with TONS of EXTRA CABINETS for storage in the kitchen. The UPGRADED APPLIANCES and thoughtful layout make entertaining and everyday living a breeze. Upstairs, you'll find three generous bedrooms, including a bright primary suite, and a full bathroom with gorgeous NEW TILE work. A convenient half-bath is located on the main floor. ADDITIONAL HIGHLIGHTS: NEWER ROOF (2022), AIR CONDITIONING, CARPETS replaced LAST YEAR, adorable FRONT PATIO with a charming garden area, beautifully maintained complex, HOT WATER TANK recently replaced, quick access to



Stoney Trail, shops and everyday amenities.  
Clubhouse has a SPLASH PARK and ICE  
RINK!! Don't miss your chance to own this  
turnkey property in a family-friendly  
community. The complex has GREAT  
VISITOR PARKING, WELL CARED for home!  
Contact your favourite REALTOR® today to  
book your private showing!

Built in 2008

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223800      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,224         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 208 New Brighton Villas Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0T7                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard                         |
| Lot Description   | Front Yard, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 9              |
| Zoning         | M-1            |
| HOA Fees       | 254            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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