

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

MLS® #A2223800

\$450,000

3 Bedroom, 2.00 Bathroom, 1,224 sqft

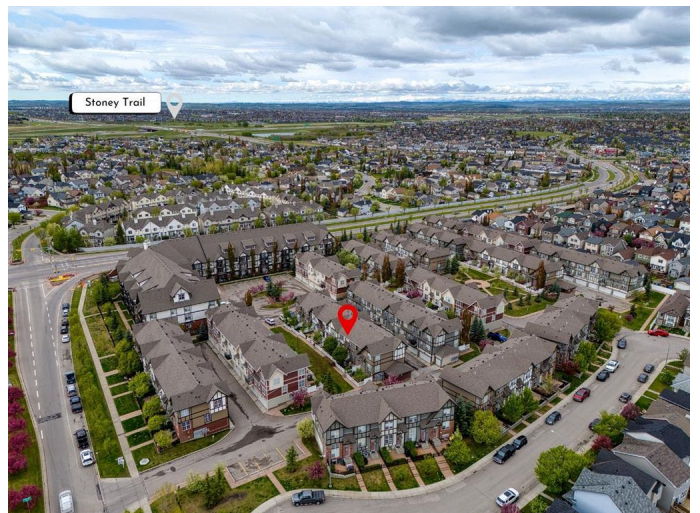
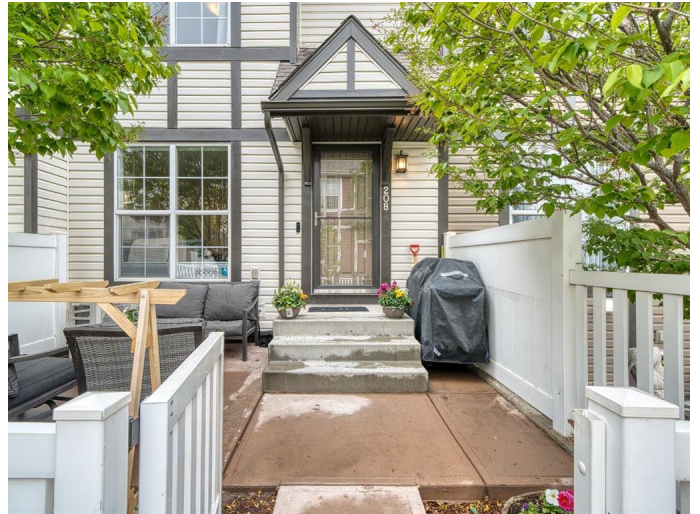
Residential on 0.00 Acres

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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