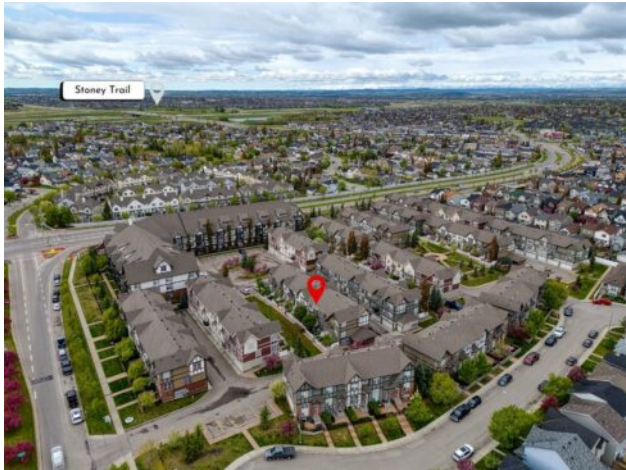


208 New Brighton Villas SE Calgary, Alberta

MLS # A2223800



\$450,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, AC unit.		

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!