315 New Brighton Villas SE
Calgary, Alberta

MLS # A2240731

$399,900

Division:	New Brighton
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,023 sq.ft.
Age:	2008 (17 yrs old)
Beds:	2
Baths:	2 full / 1 half
Garage:	Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Secured, Sin
Lot Size:	-
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Pri

Heating:	Central, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 235
Basement:	Partial, Partially Finished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-1 d75
Foundation:	Poured Concrete, Slab	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

Inclusions:	N/A

Charming Townhouse in Sought-After New Brighton – A Must-See! Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse in the highly desirable community of New Brighton in SE Calgary. Offering over 1,023 square feet of above-grade living space, this home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy year-round comfort with central air conditioning and elegant touches throughout, including gleaming hardwood floors and stainless steel appliances in the modern kitchen. The thoughtful layout features bright east and west exposures, bathing the home in natural light from sunrise to sunset. Relax or entertain in your west-facing, fenced front patio that opens directly onto a serene greenspace—ideal for morning coffee or evening unwinding. The single attached garage adds convenience and secure parking, while low condo fees of only $235/month help keep your monthly costs manageable. This location truly has it all—close to retail, shops, restaurants, Calgary Transit, the Seton South Health Campus, and with easy access to major roadways, you’re perfectly positioned for lifestyle and convenience. Don’t miss out on this rare opportunity—call now to schedule your private viewing!