

162 New Brighton Villas SE
Calgary, Alberta

MLS # A2271616



\$389,900

Division:	New Brighton		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and thoughtfully designed 2-bedroom, 2.5-bath townhouse in the vibrant community of New Brighton! Featuring a fantastic dual-primary suite layout, this home is perfect for families, roommates, or anyone looking for a balance of privacy and comfort. Step inside through the inviting tiled foyer and be greeted by an open-concept main floor that's bright, airy, and perfect for everyday living. The spacious living, dining, and kitchen areas flow seamlessly together, offering room for a formal dining table as well as a cozy breakfast nook for casual meals. The kitchen is a true highlight, featuring a central island with granite countertops, a sit-up breakfast bar, a pantry for extra storage, and stainless steel appliances, making it ideal for both cooking and entertaining. A convenient 2-piece powder room completes this level. Upstairs, a practical computer nook provides the perfect spot for working from home, studying, or hobbies. Both bedrooms are generously sized primary suites, each with large walk-in closets and private ensuites. One ensuite offers a 3-piece layout with a stand-up shower, while the other features a tub-shower combination, giving everyone their own space to relax and unwind. The basement provides ample storage space, laundry facilities, and direct access to the double attached garage, adding both convenience and functionality to your daily routine. Living in New Brighton means enjoying a community designed for modern family life. You'll have easy access to excellent schools, nearby shopping, and an abundance of parks and pathways perfect for walks, bike rides, and outdoor recreation. Commuting is simple with quick access to 130 Avenue, Deerfoot Trail, and Stoney Trail, connecting you to all areas of Calgary in minutes. This home perfectly blends thoughtful design, functional living spaces, and a lifestyle-focused location.

Whether you're enjoying meals in the open main floor, unwinding in your private ensuite, or exploring the nearby parks and community amenities, this townhouse offers everything you need for comfortable, convenient living in one of Calgary's most desirable neighborhoods.