

# \$449,900 - 103 New Brighton Villas Se, Calgary

MLS® #A2225519

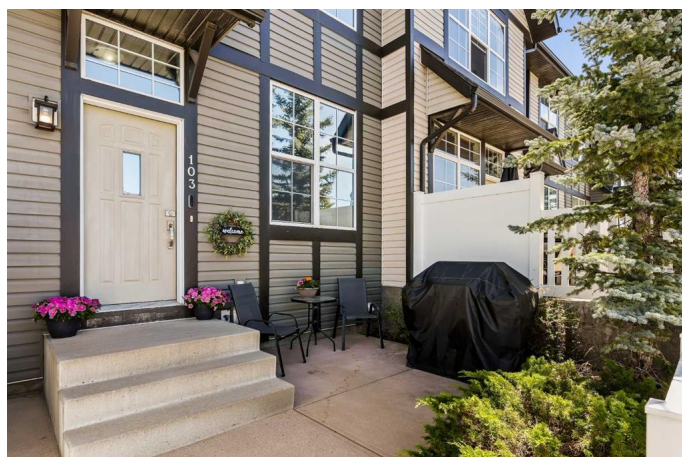
**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautifully maintained townhome in the sought-after Mosaics of New Brighton by Brookfield. Offering over 1,200 sq. ft. of above-grade living space, this home is bathed in natural light throughout the day thanks to its desirable east and west exposures, and windows offering UV Protective film. Step inside to find a bright, open-concept main floor featuring gleaming hardwood floors, quartz countertops, and recently upgraded appliances—including a newer refrigerator, electric stove, microwave, and dishwasher. The kitchen is both functional and elegant, with dual pantries and a convenient sliding door that opens to your private west-facing balcony—perfect for morning coffee or evening relaxation. A spacious living area and a stylish 2-piece powder room complete the main level. Upstairs, you’ll love the sought-after double master layout, with each bedroom offering a private ensuite and walk-in closet. A cozy loft nook adds the perfect touch of versatility—ideal for a home office or reading space. The lower level includes a laundry area with upgraded washer and dryer, additional storage, and direct access to the double attached garage—a rare and valued feature. Located in the vibrant community of New Brighton, you’re just steps from parks, tennis courts, a spray park, and skating rinks—everything you need to enjoy Calgary’s four seasons. Whether you're a first-time buyer, downsizer, or investor, this



home offers exceptional value in a well-managed complex. Donâ€™t miss your opportunity to own in one of SE Calgaryâ€™s most family-friendly communities!

Built in 2010

### Essential Information

MLS® #	A2225519
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	103 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T5

### Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Paved, Rear Drive
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Pantry,
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	Recessed Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, V
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Courtyard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



## Additional Information

Date Listed	May 30th, 2025
Days on Market	82
Zoning	M-1 D75
HOA Fees	274
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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