

163 New Brighton Villas SE
Calgary, Alberta

MLS # A2207822



\$449,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s)		
Inclusions:	smart door lock, camera door bell		

Open house Saturday April 5 from 12:30- 2:30-----Welcome to this charming, move-in ready 3 bedroom, 2.5 bath townhouse in the desirable community of New Brighton with a double attached garage and the rare advantage of very low condo fees. As you step inside, you'll appreciate the open concept layout, featuring a 1/2 bath, a large and bright living room, cozy nook, and a well-lit kitchen with granite countertops, stainless steel appliances, an island and modern cabinets, with ample storage space. The entire main floor is enhanced by Spotlights and Lutron smart switches that are cell phone operated along with modern door locks, a doorbell camera and a garage door camera for added convenience and security. Down the stairs, enjoy a semi-finished basement with a washer and dryer. Upstairs on the third level, you'll find two generously sized bedrooms, and a full bath. The master bedroom boasts a spacious walk-in closet with organizers and an en-suite. An inviting front yard complete with a gas line for summer BBQ's further elevate this home's appeal. Located in a family, friendly community, this complex is well managed and is close to shopping, schools, parks, and other amenities, also offers easy access to major highways. Do not miss the opportunity to make this exceptional home yours. Schedule your showing with your favorite agent today!