

# \$399,900 - 315 New Brighton Villas Se, Calgary

MLS® #A2240731

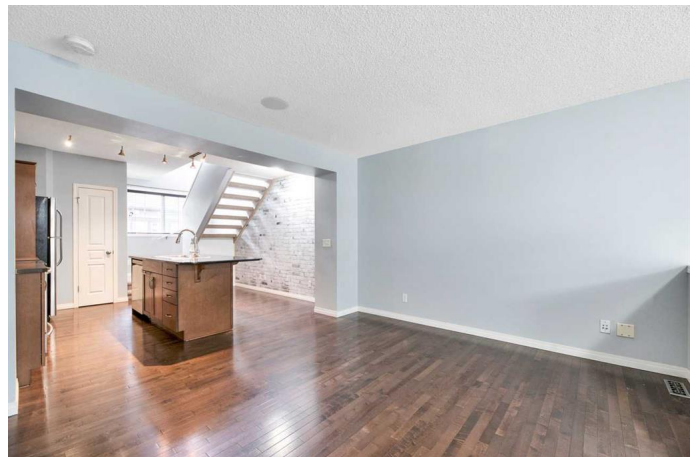
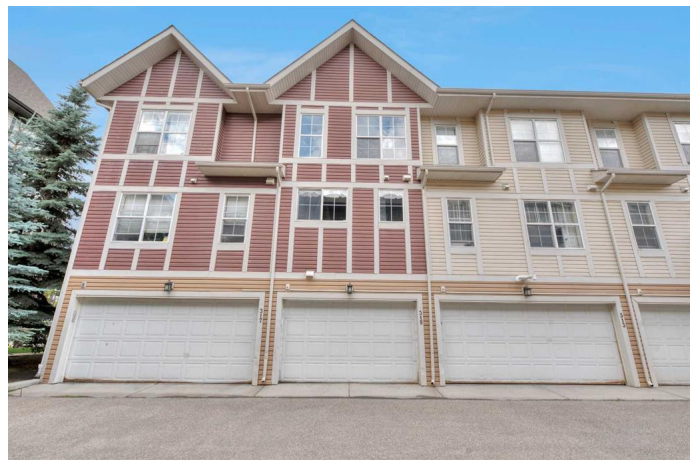
**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

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 – the New Brighton Residents Association's Community Centre (offering countless amenities, events and programs!) is only minutes away, and this property is 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!



Built in 2008

## Essential Information

MLS® #	A2240731
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,023
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	315 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T6

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Insulated, Secured, Single Garage Attached, Garage Faces Rear
# of Garages	1

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air, Full

Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	July 17th, 2025
Zoning	M-1 d75
HOA Fees	234
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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