



# 103 New Brighton Villas Calgary Alberta

\$449,900

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. Don't miss your opportunity to own in one of SE Calgary's most family-friendly communities! (id:6769)

4pc Bathroom 9.50 Ft x 5.08 Ft  
4pc Bathroom 5.00 Ft x 7.92 Ft  
Bedroom 11.92 Ft x 9.50 Ft  
Primary Bedroom 13.67 Ft x 11.33 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft  
Dining room 13.75 Ft x 10.42 Ft  
Kitchen 13.75 Ft x 10.42 Ft  
Living room 10.25 Ft x 9.58 Ft

Listing Presented By:



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