

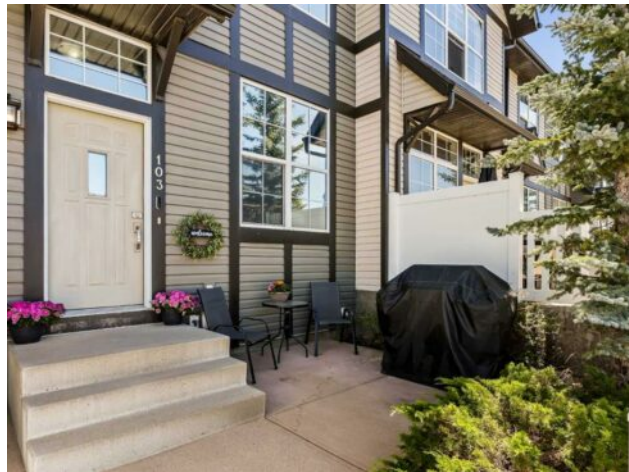


GRASSROOTS
REALTY GROUP

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103 New Brighton Villas SE
Calgary, Alberta

MLS # A2225519



\$449,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,220 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Paved,		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 D75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: N/A

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!