



**161 New Brighton Villas SE  
Calgary, Alberta**

**MLS # A2294969**



**\$418,500**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Open House Saturday 2:30-4:30 pm Welcome to this impeccably maintained, showhome-quality townhome in the heart of New Brighton Villas—where thoughtful design, timeless finishes, and an unbeatable location come together beautifully. With brand new carpet and fresh designer paint, this residence is completely move-in ready and radiates pride of ownership at every turn. Step inside to a bright, open-concept main floor featuring 9-foot ceilings and rich hardwood flooring that seamlessly connects the living, dining, and kitchen spaces—perfectly designed for both relaxed everyday living and effortless entertaining. The kitchen is both stylish and functional, offering abundant cabinetry, a convenient breakfast bar, and a sun-filled breakfast nook with sliding doors leading to your private balcony—an ideal spot for morning coffee or unwinding at the end of the day. A chic 2-piece powder room completes this level. Upstairs, you’ll find a rare and highly sought-after dual primary layout, with two spacious bedrooms, each featuring its own private ensuite and walk-in closet—perfect for roommates, guests, or added privacy. A versatile loft-style office or flex space provides the ideal setting for working from home or creating a cozy reading retreat. The lower level adds everyday practicality with a dedicated laundry area (washer & dryer included), additional storage, and direct access to the fully dry-walled double attached garage. The undeveloped basement space offers future potential to customize to your lifestyle. Charming fenced patio, and a well-managed complex with low condo fees, offering peace of mind and long-term value. Located in the vibrant and family-oriented community of New Brighton, you’re surrounded by parks, playgrounds, top-rated schools, scenic pathways, and convenient shopping, all just minutes away.

Most deserving your private showing! Whether you're a first-time buyer, savvy investor, or looking to downsize without compromise, this home delivers a rare blend of style, functionality, and lifestyle appeal in one of Calgary's most desirable southeast communities.