

# \$399,900 - 103 New Brighton Villas Se, Calgary

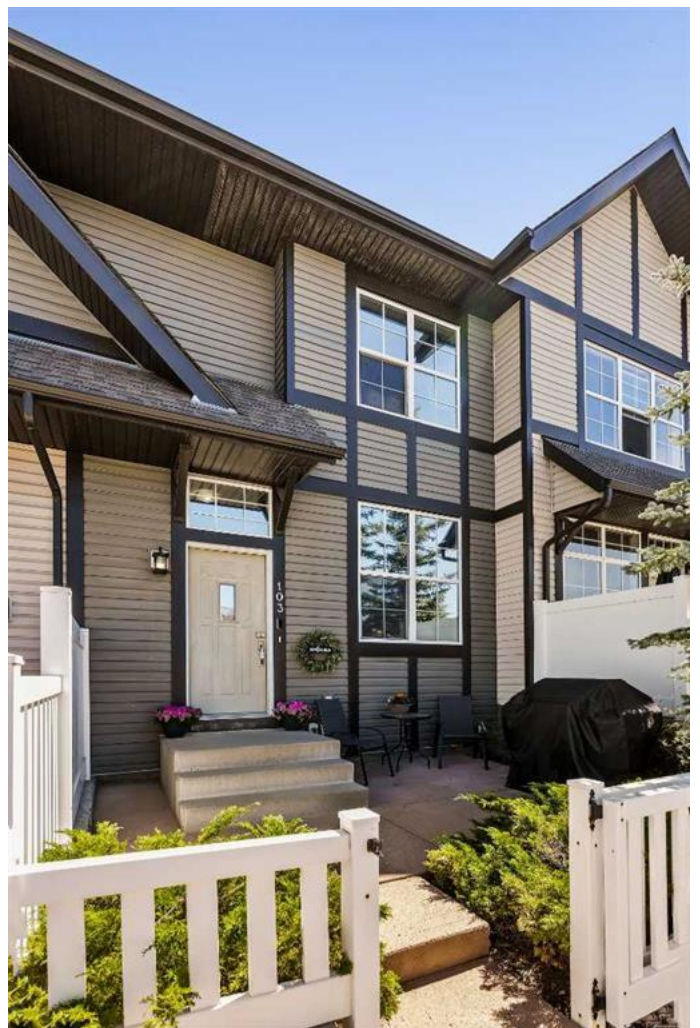
MLS® #A2225519

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,220 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

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!

Built in 2010

### Essential Information

MLS® #	A2225519
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	103 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T5

### Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Paved, Rear Drive
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Pantry,
-------------------	--

Appliances Recessed Lighting  
Dishwasher, Electric Stove,  
Refrigerator, Washer/Dryer, V

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Partial



## Exterior

Exterior Features Courtyard

Lot Description Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 160

Zoning M-1 D75

HOA Fees 274

HOA Fees Freq. ANN

## Listing Details

Listing Office Charles

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.