

314 New Brighton Villas SE
Calgary, Alberta

MLS # A2313189



\$410,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 232
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

DOUBLE ATTACHED / SIDE BY SIDE GARAGE - 2 bed/2.5 bath - PET FRIENDLY townhouse with a FENCED YARD & VERY LOW CONDO FEES available in New Brighton. Into the entrance, you will be welcomed by the impressive open entryway with CATHEDRAL CEILING and DOUBLE HIGH WINDOWS. Incredible built in wall unit on the main floor living room with ceramic tile and hardwood floors throughout. Walk up a few steps, to your open concept living space with spacious dining area and kitchen, with another great wall unit feature and a deck with gas hook up- great location for the BBQ. Convenient half bath as well is located on this main level. Upstairs, you will find TWO GENEROUS SIZE MASTER BEDROOMS, BOTH with Walk In Closet and Full Ensuite. The Basement has very good size for storage. Plenty of parking on street. The whole Complex is very well managed with A STRONG RESERVE FUND. Located just minutes away from shopping, transit, hospitals, schools, and with easy access to Deerfoot and Stoney Trails, this home combines convenience with comfort.