

# \$384,900 - 315 New Brighton Villas Se, Calgary

MLS® #A2240731

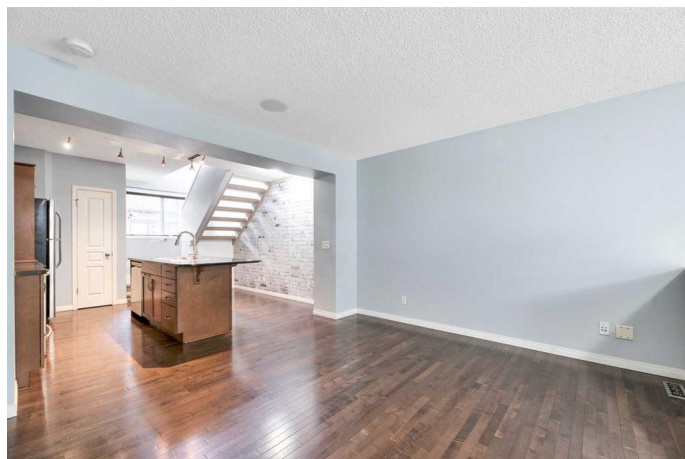
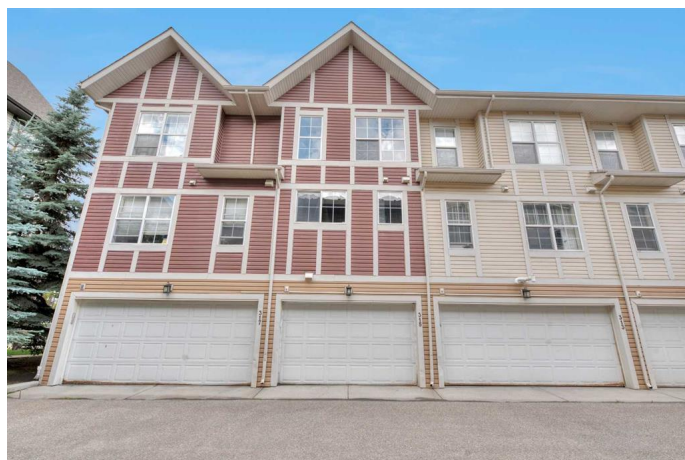
**\$384,900**

2 Bedroom, 3.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY, AUGUST 3 from 2:00-5:00PM! \*\*\* Charming townhouse in sought-after New Brighton â€” a must-see!! Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse in the highly desirable community of New Brighton in SE Calgary. Offering over 1,023 square feet of above-grade living space, this home is perfect for first-time buyers, downsizers, or savvy investors. Enjoy year-round comfort with central air conditioning and elegant touches throughout, including gleaming hardwood floors and stainless steel appliances in the modern kitchen. The thoughtful layout features bright east and west exposures, bathing the home in natural light from sunrise to sunset. Relax or entertain in your west-facing, fenced front patio that opens directly onto a serene greenspaceâ€”ideal for morning coffee or evening unwinding. The single attached garage adds convenience and secure parking, while low condo fees of only \$235/month help keep your monthly costs manageable. This location truly has it allâ€”the New Brighton Residents Association's Community Centre (offering countless amenities, events and programs!) is only minutes away, and this property is close to retail, shops, restaurants, Calgary Transit, the Seton South Health Campus, and with easy access to major roadways, youâ€™re perfectly positioned for lifestyle and convenience. Donâ€™t miss out on this rare opportunityâ€”call now to schedule your private viewing!



Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240731      |
| Price          | \$384,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,023         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 315 New Brighton Villas Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 0T6                    |

## Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking                                               |
| Parking Spaces | 1                                                                                           |
| Parking        | Enclosed, Garage Door Opener, Insulated, Secured, Single Garage Attached, Garage Faces Rear |
| # of Garages   | 1                                                                                           |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Central, Forced Air                                                                                                                              |
| Cooling           | Central Air, Full                                                                                                                                |

|              |                             |
|--------------|-----------------------------|
| Has Basement | Yes                         |
| Basement     | Partially Finished, Partial |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                            |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Wood Frame                                                                                                |
| Foundation        | Poured Concrete, Slab                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | M-1 d75         |
| HOA Fees       | 234             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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