

# \$419,000 - 163 New Brighton Villas Se, Calgary

MLS® #A2088309

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

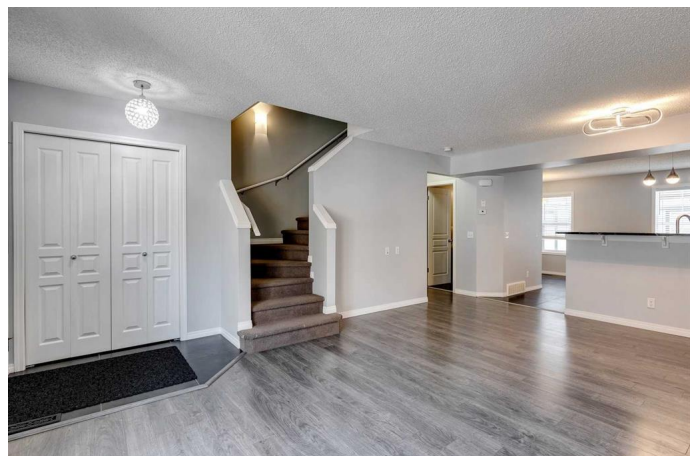
New Brighton, Calgary, Alberta

Looking for a 3 BEDROOM 2.5 BATH Home? Here it is! FRESHLY PAINTED, NEW BLINDS, NEW LIGHTING, clean and ready for you to move in! Welcome guests to your home through the inviting FRONT YARD that has undergone recent landscaping and has a gas line for easy BBQ, firepit or outdoor heater hook up. The main floor is well appointed with a large living/dining area, half bath and huge windows. The kitchen is very functional with plenty of counter space graced with GRANITE COUNTER TOPS, ample storage, ISLAND, STAINLESS STEEL APPLIANCES, and FLEX SPACE. Moving upstairs, youâ€™ll find a Primary bedroom featuring a walk-in closet with new organizer system and a 4-PIECE ENSUITE. 2 additional bedrooms and a shared 4-PIECE BATH complete the upper level. The lower-level leads to the DOUBLE GARAGE, and makes a great storage space with Laundry. LOW CONDO FEES and well-managed complex located near schools, shopping, transit and other amenities.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2088309  |
| Price      | \$419,000 |
| Sold Price | \$430,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 163 New Brighton Villas Se |
| Subdivision | New Brighton               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z0T6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Pantry, Storage                                 |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Partial, Partially Finished                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 27th, 2023  |
| Date Sold      | November 11th, 2023 |
| Days on Market | 15                  |
| Zoning         | M-1 d75             |
| HOA Fees       | 259.09              |
| HOA Fees Freq. | ANN                 |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX REALTY PROFESSIONALS |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.