

\$449,900 - 108 New Brighton Villas Se, Calgary

MLS® #A2117948

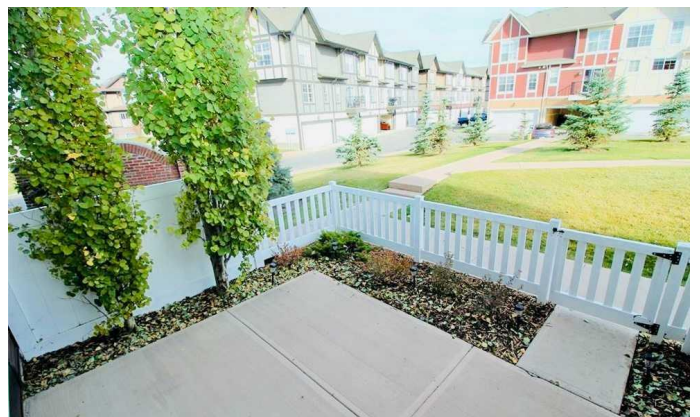
\$449,900

2 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

This updated END UNIT with AC, LOW CONDO FEES and a beautiful interior is situated in the most prime location in the complex! The spacious entryway offers plenty of room to welcome guests, a high ceiling adorned with a modern chandelier, and a large coat/storage closet. Ascending to the open concept living, dining, and kitchen areas you'll find neutral hardwood floors that perfectly compliment the designer paint, window coverings and light fixtures. End units offer the added luxury of extra windows, and with this unit positioned perfectly east/west, there is an abundance of beautiful natural light from sunrise to sunset! The kitchen is in immaculate condition and boasts ceiling-height cabinetry with ample storage, a pantry closet, and a desk nook. The adjacent dining area features raised bar seating, more than enough space for a six-person table, and flows seamlessly into a cozy living room - this is the perfect space for entertaining! This level is completed by a 2 piece guest bathroom tucked away from the main area. The second level offers a double primary suite layout with plush carpeting (2020) and big linen closet. The larger of the two rooms has (again) big bright windows, easily accommodates a king sized furniture set, a generously sized walk-in closet, and 3 piece ensuite with modern lighting, fixtures and hardware. The second bedroom also features extra corner windows, a walk-in closet, and a 4-piece ensuite with soaker tub and upgraded fixtures/hardware. The



basement has high ceilings with a huge window, newer washer/dryer and plenty of storage space. This unit is completed by an insulated and drywalled double garage, and visitor parking that is right outside the door. Mosaic Motif is pet-friendly (board approval), boasts pretty green spaces, is one block away from Dr. Martha Cohen Elementary, and offers quick access to all commuter routes and amenities.

Built in 2010

Essential Information

MLS® #	A2117948
Price	\$449,900
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	108 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T7

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Guest, Insulated, On Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Rain Gutters
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 10th, 2024
Days on Market	13
Zoning	M-1 d75
HOA Fees	267.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Elevate Real Estate
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