



**307 New Brighton Villas SE
Calgary, Alberta**

MLS # A2295641



\$409,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 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, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Blue chair, Desk, fire place, coffee table hutch, chair

Welcome to Mosaic Motif Villas in the sought-after community of New Brighton! This beautifully maintained townhome offers over 1,200 sq. ft. of above-grade living space, a functional layout, and exceptional value. The bright, open-concept main floor features laminate hardwood flooring, oversized windows, and a stylish kitchen complete with a granite island, Newer stainless steel appliances, ample cabinetry, pantry, and breakfast bar. Main floor 2 piece bathroom. Step outside to your West facing fenced patio—perfect for relaxing or entertaining. Upstairs, you’l find a rare dual primary bedroom layout, with two spacious bedrooms, each offering a walk-in closet and private 4-piece ensuite. A versatile loft/den with built-ins provides the ideal space for a home office or reading nook. Custom California shutters add both style and privacy throughout. The lower level includes laundry, additional storage, and direct access to the double attached garage. This pet-friendly, well-managed complex offers visitor parking. Located just steps from parks, schools, pathways, and the New Brighton Club with year-round amenities including tennis courts, splash park, and skating rink. Conveniently close to shopping, dining, and major routes including Stoney Trail and Deerfoot Trail. An excellent opportunity for first-time buyers, investors, or downsizers—don’t miss out!