



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

**MLS # A2311382**



**\$409,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage		
<b>Inclusions:</b>	None		

Welcome to MOSAIC MOTIF in the vibrant community of New Brighton! Perfectly situated close to parks, schools, shopping, transit, and countless amenities &mdash; including the popular New Brighton Club &mdash; this beautifully maintained 1,263 sq.ft. two-storey townhome is sure to impress. From the moment you step through the gate into the charming private front patio and garden area, you'll appreciate the inviting atmosphere &mdash; the perfect spot to relax and enjoy sunny days. Step inside to discover a bright and airy open-concept main floor filled with natural light from expansive windows and enhanced by beautiful new hardwood flooring (2024). Central Air Conditioner will be enjoyed by all! The spacious living room flows seamlessly into the dining area and stunning kitchen, featuring elegant quartz countertops, granite sink, sleek stainless steel appliances, and a highly functional baker's pantry. With abundant cabinetry and generous counter space, this kitchen is ideal for both everyday living and entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two exceptionally spacious bedrooms, including a primary retreat complete with its own walk-in closet and private ensuite. The second bedroom also features a walk-in closet and ensuite access &mdash; perfect for guests or roommates. Convenient upper-floor laundry adds to the thoughtful layout. The lower level offers plenty of storage space along with direct access to the double attached garage. The garage has been upgraded with a 220-volt outlet, making it ideal for EV charging. Other upgrades include new Water tank and Garage Opener. This pet-friendly, exceptionally well-managed complex offers low condo fees, a clubhouse, and ample visitor parking. Truly move-in ready, this beautiful townhome allows you to simply unpack and

enjoy!