



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

**MLS # A2313189**



**\$410,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

DOUBLE ATTACHED / SIDE BY SIDE GARAGE - 2 bed/2.5 bath - PET FRIENDLY townhouse with a FENCED YARD & VERY LOW CONDO FEES available in New Brighton. Into the entrance, you will be welcomed by the impressive open entryway with CATHEDRAL CEILING and DOUBLE HIGH WINDOWS. Incredible built in wall unit on the main floor living room with ceramic tile and hardwood floors throughout. Walk up a few steps, to your open concept living space with spacious dining area and kitchen, with another great wall unit feature and a deck with gas hook up- great location for the BBQ. Convenient half bath as well is located on this main level. Upstairs, you will find TWO GENEROUS SIZE MASTER BEDROOMS, BOTH with Walk In Closet and Full Ensuite. The Basement has very good size for storage. Plenty of parking on street. The whole Complex is very well managed with A STRONG RESERVE FUND. Located just minutes away from shopping, transit, hospitals, schools, and with easy access to Deerfoot and Stoney Trails, this home combines convenience with comfort.