



GRASSROOTS
REALTY GROUP

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159 New Brighton Villas SE
Calgary, Alberta

MLS # A2328337



\$355,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.17 Acre		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 235
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: Contact seller directly

Click brochure link for more details. This beautifully maintained, two-story townhouse in the desirable SE Calgary community of New Brighton offers a perfect blend of modern comfort and effortless convenience. The thoughtful layout features two spacious bedrooms and 2.5 bathrooms, including a private ensuite attached to the primary bedroom. On the lower level, the tandem attached garage offers dedicated parking for one vehicle alongside flexible extra depth—perfectly sized to accommodate a motorcycle, a home gym setup, or abundant seasonal storage—while the charming front patio serves as an ideal outdoor retreat for summer BBQs. Perfectly situated for seamless commuting, the property provides quick access to Stoney Trail, putting the city at your fingertips. Residents will love the day-to-day convenience of being just a five-minute drive from major shopping hubs like 130th Avenue, while enjoying full access to New Brighton's fantastic community parks, walking paths, and welcoming neighborhood amenities.