



GRASSROOTS
REALTY GROUP

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205 New Brighton Villas SE
Calgary, Alberta

MLS # A2332480



\$410,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,282 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Mosaic Motif in the highly sought-after community of New Brighton, where style, comfort, and convenience come together in this beautifully maintained townhouse. Featuring a ****double attached garage**** and a highly desirable ****dual primary bedroom**** layout, each complete with its own private ensuite and walk-in closet, this home is nicely suited for families, professionals, roommates, or guests. From the moment you arrive, you'll be impressed by the charming front courtyard, surrounded by mature greenery and enclosed by a classic white picket fence. Inside, warm, stylish flooring flows throughout the bright and open main level, creating an inviting atmosphere. The thoughtfully designed floor plan offers a spacious living room and dining area that seamlessly connect to the well-appointed kitchen, featuring a breakfast bar, tile backsplash, dedicated computer/workstation, pantry and ample cabinetry. A conveniently located powder room completes the main floor. Upstairs, you'll find the sought-after dual primary bedroom design, with two generously sized bedrooms, each offering a private ensuite bathroom and walk-in closet—providing exceptional comfort and privacy. The lower level offers a finished flex space (ceiling not finished), ideal for a home office, playroom, workout area, or hobby space. Also with additional storage and direct access to the double attached garage adds everyday functionality to this exceptional home. Ideally located just minutes from shopping, restaurants, schools, parks, playgrounds, and countless amenities, this home also enjoys close proximity to elementary and junior high schools, with all the conveniences of 130th Avenue just a five-minute drive away. This is an exceptional opportunity to own a move-in-ready home in one of New Brighton's most desirable family-friendly communities.

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