

**107, 250 New Brighton Villas SE
Calgary, Alberta**

MLS # A2239071



\$289,950

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: none

TWO Beds. TWO Baths. TWO TITLED Parking Stalls. Unbeatable Value in New Brighton! Welcome to the best-priced 2 bed / 2 bath condo in sought-after New Brighton—complete with TWO titled parking stalls (one underground + one surface) and a flexible layout that suits every lifestyle! The open-concept floor plan is perfect for modern living. The kitchen is a showstopper with granite countertops, stainless steel appliances, a large pantry, and a spacious island with breakfast bar seating. The primary bedroom features a walk-in closet and private 3-piece ensuite. The second bedroom includes its own walk-in closet and is cleverly designed with sliding doors, making it ideal as a guest room, home office, gym, den—or even a dining room or extra living space. A second full bathroom is perfect for guests or roommates. Enjoy the warmth and comfort of cork flooring and in-floor heating throughout. There’s also a large storage locker right in front of your underground parking stall. This well-managed, quiet complex is about to get a brand-new roof (insurance claim approved), and it’s in a prime location—minutes to Fish Creek Park, Stoney Trail, Deerfoot Trail, and major shopping centres. As a bonus, New Brighton’s community centre offers year-round amenities: a hockey rink, splash park, basketball and tennis courts, beach volleyball, skating rink, playground, and frequent community events. This is a rare opportunity to own an affordable, move-in ready unit with everything you need—and more. Call today for your private showing!