

**206, 250 New Brighton Villas SE  
Calgary, Alberta**

**MLS # A2203610**



**\$325,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Ceiling, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Laminate Counters, Open Floorplan		

**Inclusions:** NA

**REDUCED TO SELL!!!!.** Welcome to a well maintained 2-bedroom 2 bath, exquisite Condo apartment where affordability meets luxury in desirable New Brighton community, this unit perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the elegantly designed open concept floor interior, this main floor unit features a modern design where you will find a kitchen with granite countertops and stainless-steel appliances, boasts a spacious living room, in suite laundry and storage, a generous home office (Den), a large bedroom and a master bedroom that has a walk in closet with an ensuite bathroom, this unit comes with a underground parking spot, and is conveniently located close to restaurants, shopping centers, grocery stores plus many more amenities. This professionally managed complex has visitor parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Police and schools, and easy commute to major thoroughways incl/Downtown, City Transit. A must see.