

117, 250 New Brighton Villas SE
Calgary, Alberta

MLS # A2213073



\$289,900

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: TV wall mount, shelves and TV, shoe cabinet and mirror by entryway

Step inside this beautifully maintained, main-floor condo in the vibrant community of New Brighton. Freshly painted and thoughtfully designed, this 2-bedroom, 1-bathroom home offers nearly 900 sq ft of open-concept living in a well-managed complex. As you enter, you're greeted by a built-in shoe cabinet and mirror—an ideal spot to drop your keys and settle in. Just off the foyer is the in-suite laundry, offering added convenience. The living area is spacious and flexible, and can easily accommodate a full dining room table and comfortable lounge seating. It's the perfect setup for hosting friends or relaxing in comfort. The kitchen features sleek black granite countertops, black appliances, and a large island with room for four stools—ideal for casual meals or entertaining. Natural light pours in from the southeast-facing balcony, offering a peaceful spot for your morning coffee or evening unwind. Both bedrooms are generously sized and come with walk-in closets, providing ample storage and added convenience. Enjoy peace and quiet with only one shared wall, plus the practicality of a titled underground parking stall and an assigned storage locker. The building includes visitor parking and is part of a condo corporation known for its strong management and upkeep. Ideally located close to parks, schools, shops, and the New Brighton Club amenities, this move-in ready condo is a smart pick for first-time buyers or investors alike.