

**322, 250 New Brighton Villas SE**  
**Calgary, Alberta**

**MLS # A2234031**



**\$309,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 888 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped                         |               |                   |

|                    |                                                                                    |                   |         |
|--------------------|------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | In Floor, Natural Gas                                                              | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Cork, Tile                                                                 | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | \$ 432  |
| <b>Basement:</b>   | None                                                                               | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                    | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                                                                                  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Storage |                   |         |

**Inclusions:** Keys & Access Fobs.

Modern living in a prime location &ndash; this stylish 2 Bedroom, 2 Bathroom Condo combines everyday comfort with the convenience of a titled HEATED UNDERGROUND PARKING stall & assigned storage locker! Step inside to a spacious Foyer with an organized closet, and enjoy the open-concept layout featuring cork flooring and loads of sunlight. The well-appointed Kitchen hosts granite counters, tile backsplash, eat-up breakfast bar, and even a pantry! The adjacent Den is tucked away, offering versatility as a potential home office. The bright and airy Dining & Living Room opens onto a large covered Balcony through big sliding glass doors, providing leafy views of the tree-lined boulevard. The Primary Suite includes a spacious closet and private 4-piece Ensuite with a soaker tub / shower combo, while the 2nd bedroom is on the opposite side of the Condo, perfect for guests or roommates. Enjoy the convenience of IN-SUITE LAUNDRY, and your own spacious Balcony, not to mention the titled, heated, and secure underground parking stall, with the assigned storage locker RIGHT in front! This pet-friendly building (with board approval and restrictions) is located close to schools, parks, shopping, restaurants, and everything New Brighton has to offer. Ready to soak-up low maintenance living in a vibrant community? Book your showing TODAY!