

213, 250 New Brighton Villas SE
Calgary, Alberta

MLS # A2206936



\$300,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 767 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 427 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows | | |

Inclusions: Portable A/C unit AS IS - Stored in closet of bedroom, Living Room TV wall Mounting Bracket.

Step into this beautifully renovated unit! This stylish 2-bedroom, 1-bathroom condo comes with underground, heated parking and storage. Nestled in the heart of New Brighton, a community that perfectly balances urban convenience with a welcoming neighborhood vibe. As you enter, you're greeted by an open-concept living space bathed in natural light from east-facing windows, creating a warm and inviting atmosphere. The modern kitchen is a culinary delight, featuring an open shelf, clean contemporary look, sleek stainless steel appliances, and a granite island that's perfect for morning coffee or entertaining friends. The living area flows seamlessly, offering a comfortable space to relax and unwind. The primary bedroom boasts a spacious walk-in closet, providing ample storage for your wardrobe. A second bedroom offers versatility—ideal as a guest room, home office, or creative space. The well-appointed bathroom features contemporary fixtures and finishes. Enjoy the convenience of in-suite laundry, eliminating the need for communal facilities. The unit also includes secure underground parking and additional storage, ensuring your belongings are safe and easily accessible. Living in New Brighton means access to a host of amenities, including parks, walking paths, and the New Brighton Club—a recreational facility offering tennis courts, a splash park, and more. With easy access to transit, shopping centers, grocery stores, gyms, and coffee shops, everything you need is just a short walk or drive away. Whether you're a first-time homebuyer or looking to downsize, this condo offers the perfect blend of style, comfort, and convenience. Don't miss the opportunity to make this your new home. Schedule a viewing today!