

104, 250 New Brighton Villas SE
Calgary, Alberta

MLS # A2273497

\$284,900



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

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: BBQ Grill

Priced to sell and move-in ready! This is one FABULOUS appointed 2 BED + DEN, 2 FULL BATH unit in a prime New Brighton location! Offering over 894 sq. ft. of bright, open-concept living, this impeccably maintained condo features a smart split-bedroom layout—perfect for roommates, guests, or anyone wanting extra privacy. The beautiful kitchen includes stainless steel appliances, cabinetry, a pantry, and a large island with granite counters and breakfast bar seating. The spacious living/dining area easily accommodates full-sized furniture and provides direct access to a private covered patio. Both bedrooms are generously sized with built-in closets and quick access to their own 4-pc bathrooms. A semi-private den offers an ideal work-from-home space. Additional highlights include in-suite laundry, in-unit storage, heated underground parking, and a separate storage locker. This well-managed building features landscaped grounds, visitor parking, and very reasonable condo fees. Located steps from countless amenities—grocery, dining, coffee shops, fitness, professional services, and the South Health Campus. Move-in ready and perfectly located—don't miss this exceptional unit!