

# \$325,000 - 206, 250 New Brighton Villas Se, Calgary

MLS® #A2203610

**\$325,000**

2 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

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.

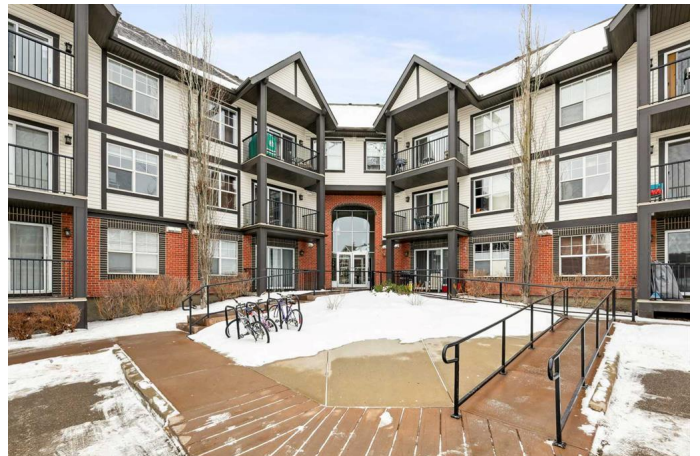
This professionally managed complex has visitor parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Police and schools, and easy commute to major thoroughways incl/Downtown, City Transit. A must see.

Built in 2009

## Essential Information

MLS® # A2203610

Price \$325,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 894               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 206, 250 New Brighton Villas Se |
| Subdivision | New Brighton                    |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2Z0T8                          |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, Laminate Counters, Open Floorplan                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water, Boiler, Ceiling                                                                    |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 18th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 44  |
| Zoning         | M-1 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            D Gees Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.