

# \$289,900 - 117, 250 New Brighton Villas Se, Calgary

MLS® #A2213073

**\$289,900**

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

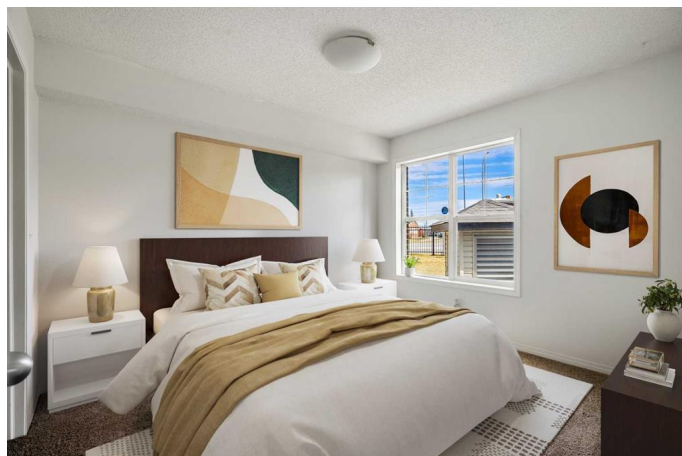
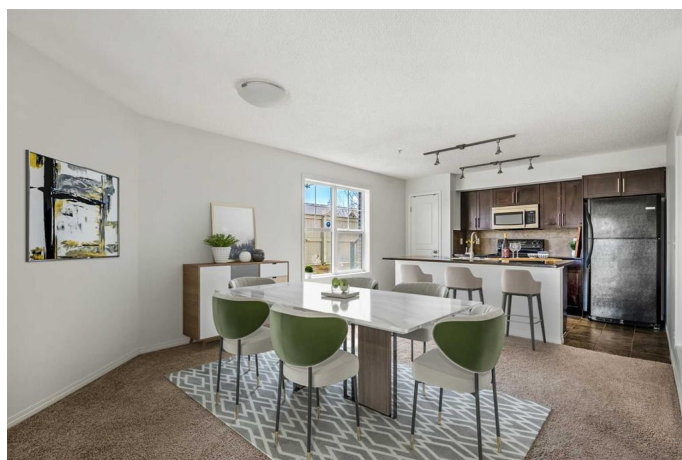
Step inside this beautifully maintained, main-floor condo in the vibrant community of New Brighton. Freshly painted and thoughtfully designed, this 2-bedroom, 1-bathroom home offers nearly 900 sq ft of open-concept living in a well-managed complex.

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.

Built in 2009

### **Essential Information**

MLS® #	A2213073
Price	\$289,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	117, 250 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T8

### **Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground, Enclosed
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No
-------------------	---

Appliances	Smoking Home, Open Floorplan, Pantry, Storage Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 20th, 2025
Days on Market	16
Zoning	M-1
HOA Fees	259
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.