

# \$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, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No
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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	4
Zoning	M-1
HOA Fees	259
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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