

**107, 250 New Brighton Villas SE**  
**Calgary, Alberta**

**MLS # A2239071**



**\$289,950**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | New Brighton                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 930 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                     |                   |         |
|--------------------|-----------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | In Floor, Natural Gas                               | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Cork                                                | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -                                                   | <b>Condo Fee:</b> | \$ 485  |
| <b>Basement:</b>   | -                                                   | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame                                          | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                                                   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Walk-In Closet(s) |                   |         |

**Inclusions:** none

TWO Beds. TWO Baths. TWO TITLED Parking Stalls. Unbeatable Value in New Brighton! Welcome to the best-priced 2 bed / 2 bath condo in sought-after New Brighton—complete with TWO titled parking stalls (one underground + one surface) and a flexible layout that suits every lifestyle! The open-concept floor plan is perfect for modern living. The kitchen is a showstopper with granite countertops, stainless steel appliances, a large pantry, and a spacious island with breakfast bar seating. The primary bedroom features a walk-in closet and private 3-piece ensuite. The second bedroom includes its own walk-in closet and is cleverly designed with sliding doors, making it ideal as a guest room, home office, gym, den—or even a dining room or extra living space. A second full bathroom is perfect for guests or roommates. Enjoy the warmth and comfort of cork flooring and in-floor heating throughout. There’s also a large storage locker right in front of your underground parking stall. This well-managed, quiet complex is about to get a brand-new roof (insurance claim approved), and it’s in a prime location—minutes to Fish Creek Park, Stoney Trail, Deerfoot Trail, and major shopping centres. As a bonus, New Brighton’s community centre offers year-round amenities: a hockey rink, splash park, basketball and tennis courts, beach volleyball, skating rink, playground, and frequent community events. This is a rare opportunity to own an affordable, move-in ready unit with everything you need—and more. Call today for your private showing!