



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

201, 250 New Brighton Villas
Calgary, Alberta

MLS # A222322



\$389,900

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,036 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting		

Inclusions: n/a

Virtual Tour Available – Click the 3D Icon! | Quick Possession | Fresh Paint | Brand-New Carpet | Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after Mosaic Motif complex, conveniently located near schools, shopping, and amenities. This bright and spacious open-concept layout features large windows throughout, filling the home with natural light. The kitchen is a standout, offering granite countertops, stainless steel appliances, a pantry, and eating bar, perfect for everyday living or entertaining. The primary bedroom boasts three large windows with west and north-facing views, a generous closet area, and a private ensuite. The second bedroom is also well-sized with a sunny west-facing window. A full main bathroom and convenient linen closet are located just down the hall. Enjoy the convenience of a spacious laundry/storage room complete with a washer, dryer, and freezer. Step outside onto your quiet, covered balcony, one of the most peaceful locations in the complex, overlooking a serene courtyard instead of a busy street or parking lot. Bonus: TWO parking stalls! One secure underground heated stall with a storage locker and oversized 11-ft-wide surface stall, an ideal end spot that provides extra room. Pet-friendly (1 pet allowed up to 25 lbs), this home offers comfort, convenience, and great value. Don’t miss this opportunity today! Financial Statements will be made available for the current year only 2025. (Listing agent is related to the seller.)