



GRASSROOTS
REALTY GROUP

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

206, 250 New Brighton Villas SE
Calgary, Alberta

MLS # A2238552



\$314,500

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: Bar stools

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo with a versatile den, offering the perfect combination of style, comfort, and convenience. Inside, you'll find a bright, open-concept layout filled with natural light, where the kitchen flows effortlessly into the spacious dining and living areas. From here, step out to your private, covered balcony—a great place to enjoy your morning coffee or evening unwind. The primary bedroom features a 4-piece ensuite with a relaxing soaker tub, while the second bedroom and additional full bathroom are tucked away on the opposite side of the unit—ideal for guests or roommates. The flex den space offers endless potential—use it as a home office, cozy bar area, or extra storage depending on your lifestyle. You'll also appreciate the in-suite laundry and well-thought-out layout that maximizes functionality. This home includes a heated underground parking stall with a storage locker located directly in front, plus visitor parking for your guests. The building is professionally managed and pet-friendly (with board approval), making it a great fit for first-time buyers, downsizers, or investors. Located close to parks, schools, shopping, restaurants, public transit, the South Health Campus, and with quick access to major roadways, this is low-maintenance living in a vibrant, well-connected community. Don't miss your opportunity—book your private showing today!