



**GRASSROOTS**  
REALTY GROUP

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**104, 250 New Brighton Villas SE**  
**Calgary, Alberta**

**MLS # A2273497**



**\$284,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 432
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** BBQ Grill

Priced to sell and move-in ready! This is one FABULOUS appointed 2 BED + DEN, 2 FULL BATH unit in a prime New Brighton location! Offering over 894 sq. ft. of bright, open-concept living, this impeccably maintained condo features a smart split-bedroom layout—perfect for roommates, guests, or anyone wanting extra privacy. The beautiful kitchen includes stainless steel appliances, cabinetry, a pantry, and a large island with granite counters and breakfast bar seating. The spacious living/dining area easily accommodates full-sized furniture and provides direct access to a private covered patio. Both bedrooms are generously sized with built-in closets and quick access to their own 4-pc bathrooms. A semi-private den offers an ideal work-from-home space. Additional highlights include in-suite laundry, in-unit storage, heated underground parking, and a separate storage locker. This well-managed building features landscaped grounds, visitor parking, and very reasonable condo fees. Located steps from countless amenities—grocery, dining, coffee shops, fitness, professional services, and the South Health Campus. Move-in ready and perfectly located—don't miss this exceptional unit!