

# \$309,000 - 322, 250 New Brighton Villas Se, Calgary

MLS® #A2234031

**\$309,000**

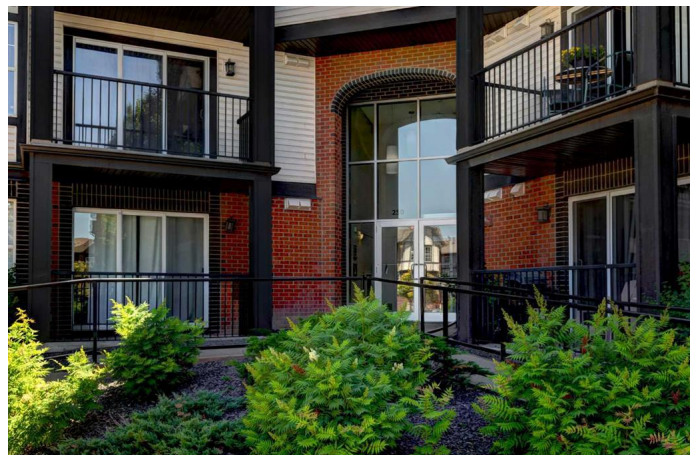
2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Modern living in a prime location – this stylish 2 Bedroom, 2 Bathroom Condo combines everyday comfort with the convenience of a titled HEATED UNDERGROUND PARKING stall & assigned storage locker! Step inside to a spacious Foyer with an organized closet, and enjoy the open-concept layout featuring cork flooring and loads of sunlight. The well-appointed Kitchen hosts granite counters, tile backsplash, eat-up breakfast bar, and even a pantry! The adjacent Den is tucked away, offering versatility as a potential home office. The bright and airy Dining & Living Room opens onto a large covered Balcony through big sliding glass doors, providing leafy views of the tree-lined boulevard. The Primary Suite includes a spacious closet and private 4-piece Ensuite with a soaker tub / shower combo, while the 2nd bedroom is on the opposite side of the Condo, perfect for guests or roommates. Enjoy the convenience of IN-SUITE LAUNDRY, and your own spacious Balcony, not to mention the titled, heated, and secure underground parking stall, with the assigned storage locker RIGHT in front! This pet-friendly building (with board approval and restrictions) is located close to schools, parks, shopping, restaurants, and everything New Brighton has to offer. Ready to soak-up low maintenance living in a vibrant community? Book your showing TODAY!

Built in 2009



## Essential Information

MLS® #	A2234031
Price	\$309,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	322, 250 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T8

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Heated Garage, Underground
# of Garages	1

## Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, In Floor
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, Playground, Tennis Court(s)
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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