

780-380-6207  
meghan@meghanrobinson.net

319, 250 New Brighton Villas SE  
Calgary, Alberta

MLS # A2223337



**\$315,000**

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Welcome to your new home in the heart of southeast Calgary! This bright and beautifully maintained 2 bedroom, 2 bathroom TOP FLOOR condo offers a fantastic layout and fresh, modern finishes. Enjoy abundant natural light from the south-facing windows, updated carpet, granite countertops, stainless steel appliances, and a clean, contemporary feel throughout. The top-floor location provides extra peace and privacy, along with great views from your private balcony. You'll also appreciate the in-suite laundry and a versatile flex space that works perfectly as a home office or study area. Your vehicle stays warm and secure year-round in the underground parkade, which includes an assigned storage unit. This well-managed building is perfectly situated near everything you need: schools, grocery stores, shopping, a recreation centre, playgrounds, and the South Health Campus Hospital. Whether you're a first-time buyer, downsizer, or investor, this home is a must-see!