

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

MLS® #A2234031

**\$309,000**

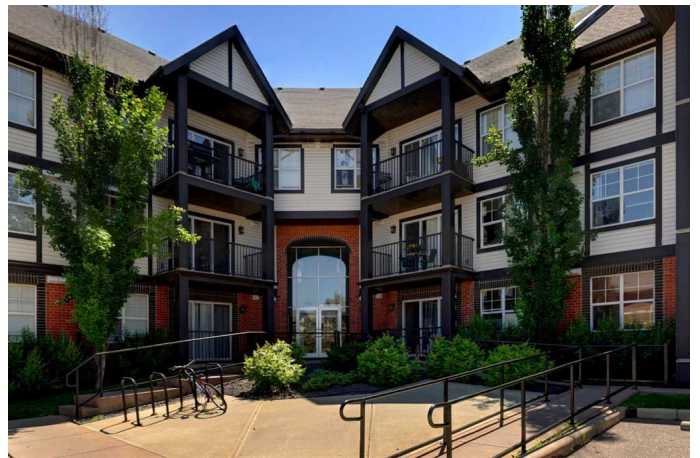
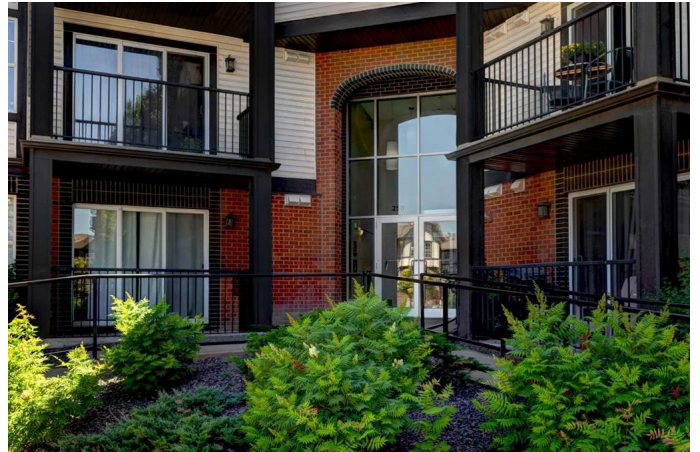
2 Bedroom, 2.00 Bathroom, 888 sqft

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      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage |
| 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           | In Floor, Natural Gas                                                              |
| 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 | 53             |
| Zoning         | M-1 d75        |
| HOA Fees       | 272            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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