

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

MLS® #A2234031

\$309,000

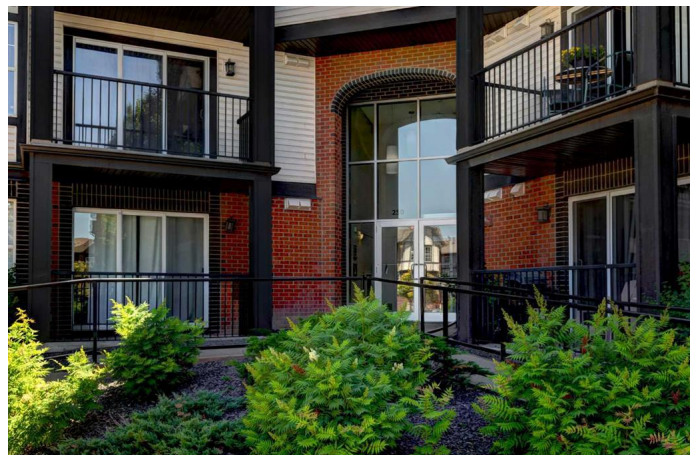
2 Bedroom, 2.00 Bathroom, 888 sqft

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	12
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.