

\$290,000 - 116, 250 New Brighton Villas Se, Calgary

MLS® #A2090820

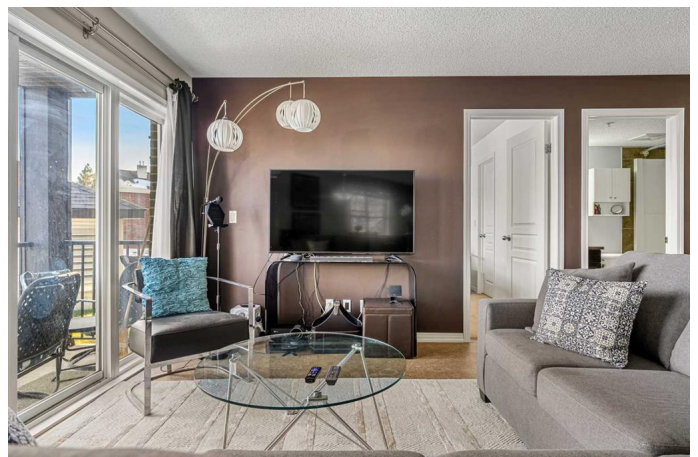
\$290,000

2 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

This meticulously upgraded two-bedroom condo, situated in the heart of New Brighton at Mosaic Motif, offers a prime location and tranquil living. As a ground floor unit with only one adjacent neighbor, it provides a remarkably quiet living environment. The spacious floor plan is designed to embrace an abundance of natural light, featuring two generously sized bedrooms, an open-concept kitchen with high-end finishes, expansive dining and living areas, a well-appointed four-piece bathroom, convenient in-suite laundry facilities, and a private patio space for outdoor enjoyment. The suite boasts a range of stylish features, including rich espresso-stained cabinetry, sleek granite countertops, and a breakfast bar, making it the ideal choice for the discerning buyer. A significant investment (of over \$7,700) was made in upgrades for this unit, which encompass luxurious cork flooring, thicker premium flooring underlay, as well as the inclusion of ceiling fans and the portable air conditioner for enhanced comfort. Lovingly maintained, recently painted, and with brand new appliances purchased this summer (including: top-of-the-line Samsung stainless steel refrigerator and stove, and a LG washer and dryer package), this home is move-in ready! This well-maintained condo complex is known for its cost-effective condo fees, which cover water, sewer, and heat. Included with the unit is a titled underground parking stall and a secure storage locker. Furthermore, this



prime location provides convenient access to all the shopping and amenities that McKenzie Towne has to offer, including a variety of dining options, fitness facilities, coffee shops, retail stores, and much more. For additional information and a more detailed look at this fantastic property, please refer to the provided web links.

Built in 2009

Essential Information

MLS® #	A2090820
Price	\$290,000
Sold Price	\$303,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	116, 250 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T8

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Enclosed, Heated Garage, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Courtyard, Storage
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 14th, 2023
Days on Market	13
Zoning	M-1 d75
HOA Fees	260.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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