

\$289,900 - 117, 250 New Brighton Villas Se, Calgary

MLS® #A2213073

\$289,900

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

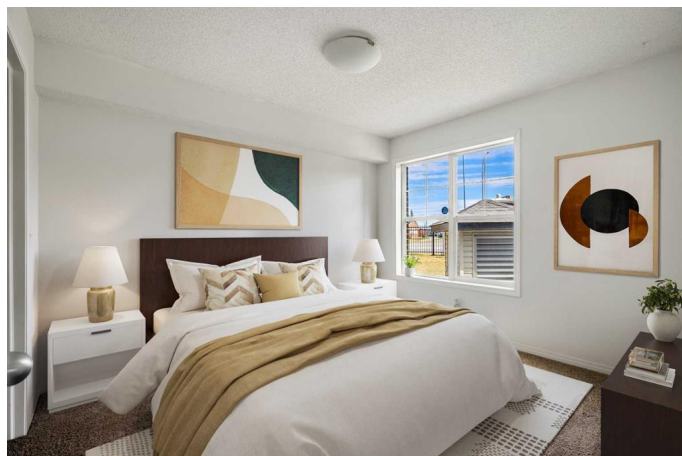
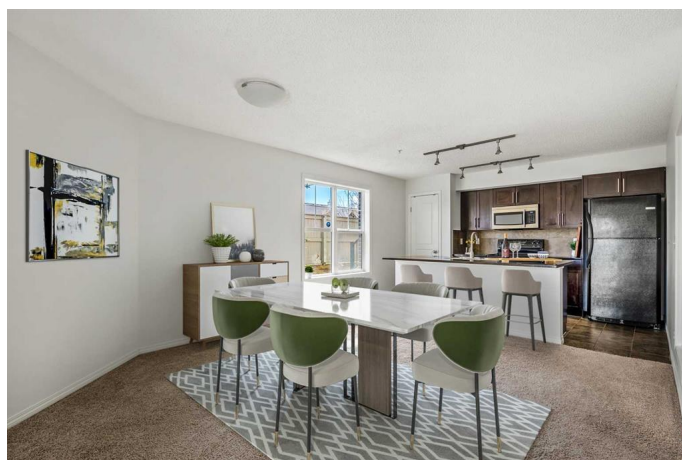
OPEN HOUSE this SAT MAY 3 and SUN MAY 4 FROM 1-3 PM!! Step inside this beautifully maintained, main-floor condo in the vibrant community of New Brighton. Freshly painted and thoughtfully designed, this 2-bedroom, 1-bathroom home offers nearly 900 sq ft of open-concept living in a well-managed complex.

As you enter, you're greeted by a built-in shoe cabinet and mirror—an ideal spot to drop your keys and settle in. Just off the foyer is the in-suite laundry, offering added convenience.

The living area is spacious and flexible, and can easily accommodate a full dining room table and comfortable lounge seating. It's the perfect setup for hosting friends or relaxing in comfort. The kitchen features sleek black granite countertops, black appliances, and a large island with room for four stools—ideal for casual meals or entertaining.

Natural light pours in from the southeast-facing balcony, offering a peaceful spot for your morning coffee or evening unwind. Both bedrooms are generously sized and come with walk-in closets, providing ample storage and added convenience.

Enjoy peace and quiet with only one shared wall, plus the practicality of a titled underground parking stall and an assigned storage locker. The building includes visitor



parking and is part of a condo corporation known for its strong management and upkeep.

Ideally located close to parks, schools, shops, and the New Brighton Club amenities, this move-in ready condo is a smart pick for first-time buyers or investors alike.

Built in 2009

Essential Information

MLS® #	A2213073
Price	\$289,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	117, 250 New Brighton Villas Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T8

Amenities

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

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 20th, 2025
Days on Market	10
Zoning	M-1
HOA Fees	259
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.