

# \$374,899 - 201, 250 New Brighton Villas, Calgary

MLS® #A2222322

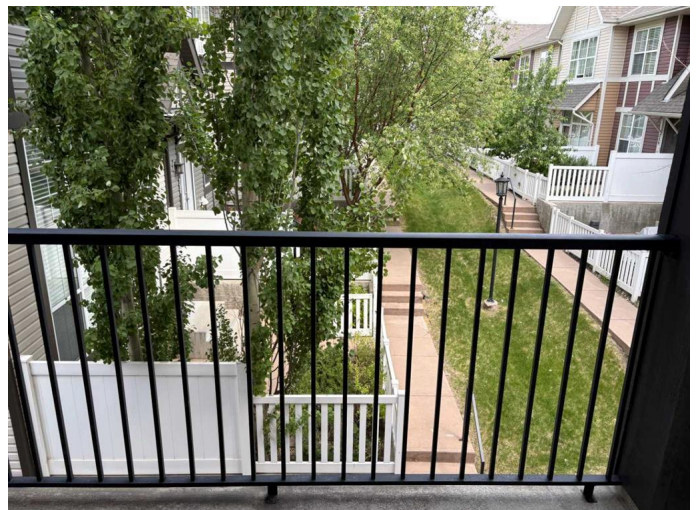
**\$374,899**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Virtual Tour Available – Click the 3D Icon! | Quick Possession | Fresh Paint | Brand-New Carpet | Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after Mosaic Motif complex, conveniently located near schools, shopping, and amenities. This bright and spacious open-concept layout features large windows throughout, filling the home with natural light. The kitchen is a standout, offering granite countertops, stainless steel appliances, a pantry, and eating bar, perfect for everyday living or entertaining. The primary bedroom boasts three large windows with west and north-facing views, a generous closet area, and a private ensuite. The second bedroom is also well-sized with a sunny west-facing window. A full main bathroom and convenient linen closet are located just down the hall. Enjoy the convenience of a spacious laundry/storage room complete with a washer, dryer, and freezer. Step outside onto your quiet, covered balcony, one of the most peaceful locations in the complex, overlooking a serene courtyard instead of a busy street or parking lot. Bonus: TWO parking stalls! One secure underground heated stall with a storage locker and oversized 11-ft-wide surface stall, an ideal end spot that provides extra room. Pet-friendly (1 pet allowed up to 25 lbs), this home offers comfort, convenience, and great value. Don't miss this opportunity today! Financial Statements will be made available for the current year only 2025.



(Listing agent is related to the seller.)

Built in 2009

### Essential Information

MLS® #	A2222322
Price	\$374,899
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 250 New Brighton Villas
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0T8

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Assigned, Heated Garage, Stall, Titled, Underground

### Interior

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

**Exterior**

Exterior Features	Balcony
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	46
Zoning	M-1 d75
HOA Fees	272
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Canyon Creek
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