



THE
A-TEAM

**RE/MAX
FIRST**

250 NEW BRIGHTON Villas #110, Calgary T2Z 0T8

MLS® #: **A2166099**

Area: **New Brighton**

Listing Date: **09/18/24**

List Price: **\$274,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **778**
Low Sqft:
Ttl Sqft: **778**

DOM

64

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance,Rain Gutters**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 12`9"
Bedroom - Primary	Main	12`8" x 10`3"
Bedroom	Main	9`3" x 9`3"
Laundry	Main	9`3" x 3`9"
Balcony	Main	10`8" x 4`5"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`6" x 8`7"
Walk-In Closet	Main	5`1" x 4`4"
Foyer	Main	10`11" x 3`11"
4pc Bathroom	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$427

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1d75

Legal Desc: **0914028**

Remarks

Pub Rmks: **WELCOME to this IMMACULATE Apartment with 778.23 Sq Ft, 2 Carpeted Bedrooms incl/Slider Doors, a 4 pc Bathroom, a (16'7" X 7'7") UNDERGROUND HEATED TITLED Parking Stall with (6'6" X 2'1") STORAGE LOCKER, + a (10'8" x 4'5") BALCONY in the Community of NEW BRIGHTON!!! The Mosaic Motif is a WELL-MAINTAINED building with Curb Appeal incl/Trees, Bushes, + accessible ramp for entry into the Front Door where the lockbox is. Entering the Apartment, you will see the Luxury Vinyl Plank Flooring, the NEUTRAL Colour Tones throughout, + the Laundry Room with a Stacked SS Washer/Dryer, Wired Shelving, + a STORAGE area. There is a 4 pc Bathroom incl/Soaker Tub to RELAX in for a QUIET moment away from all the Hustle'n Bustle, + the 2nd GOOD-SIZED Bedroom which can also be used as a HOME Office. The BIG Primary Bedroom is across from it which has a WALK-IN Closet with Wire Shelving. The OPEN CONCEPT Floor Plan is CONVENIENT for ENTERTAINING with FAMILY, + FRIENDS. The Living/Dining Room is PERFECT for COZY Conversations or RELAXING after a long day whether you sit on the couch reading a book, or a movie marathon, + making MEMORIES w/LOVED ONES playing games. The EXPANSIVE Windows allows in NATURAL LIGHT. The WEST-Facing Balcony doors have Slider Shades, + Draperies that lead out to the area for a BBQ. ENJOY looking at the Sunset or gazing at the Stars while lounging in a chair. This SLEEK Kitchen has Modern Wood Cabinetry, Tiled Backsplash, + GRANITE Countertops incl/ISLAND with a Breakfast Bar for those On-The-Go Meals or an extra workstation. It can be used as a prep station for the SAVVY chef. There are SS Appliances, + a PANTRY for more STORAGE. This HOME is in the VIBRANT Community of New Brighton. It has a Recreation Centre offering Activities/Programs, 2 Tennis Courts, a Beach Volleyball Court, Basketball Courts, a Splash Park, + a Hockey Rink. It is a short drive, + WALKING distance of Schools, Parks/Green Spaces, Playgrounds, Pathways, Shopping, + more Amenities. EASY Commute to major thoroughways incl/Downtown, City Transit, + future LRT station. Book TODAY to discover your QUAINHT HOME!!!**

Inclusions: **A/C Unit is NEGOTIABLE which means it could be included with an exceptional offer, Garage Door Opener (FOB), Slider Shades on the Patio Door, TV Brackets in the bedrooms, Venetian Blinds**

Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







