

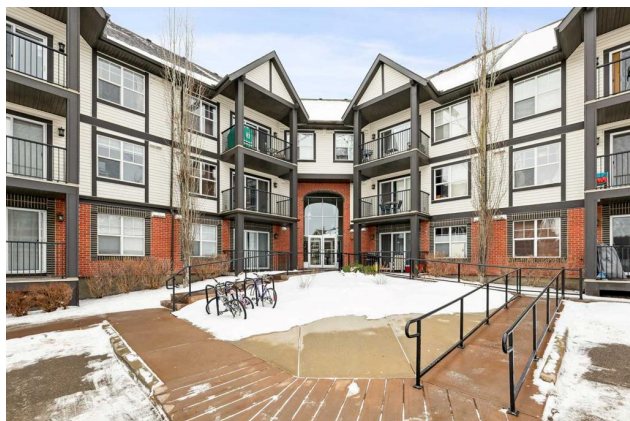


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 NEW BRIGHTON Villas #206, Calgary T2Z0T8**

MLS® #: **A2196885**      Area: **New Brighton**      Listing Date: **02/25/25**      List Price: **\$330,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **894**  
 Low Sqft:  
 Ttl Sqft: **894**

**Underground**

DOM

**0**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Boiler,Ceiling,Hot Water**      Flooring: **Carpet,Ceramic Tile,Granite,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Elevator,Granite Counters,Laminate Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 11`11"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`1" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>11`1" x 4`3"</b>
<b>Den</b>	<b>Main</b>	<b>7`10" x 6`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`7" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$427

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0914028

Remarks

Pub Rmks: **Welcome to a well maintained 2-bedroom 2 bath, exquisite Condo apartment where affordability meets luxury in desirable New Brighton community, this unit perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the elegantly designed open concept floor interior, this main floor unit features a modern design where you will find a kitchen with granite countertops and stainless-steel appliances, boasts a spacious living room, in suite laundry and storage, a generous home office (Den), a large bedroom and a master bedroom that has a walk in closet with an ensuite bathroom, this unit comes with a underground parking spot, and is conveniently located close to restaurants, shopping centers, grocery stores plus many more amenities. This professionally managed complex has visitor parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Police and schools, and easy commute to major throughways incl/Downtown, City Transit. A must see.**

Inclusions: NA  
Property Listed By: D Gees Realty Inc.

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









