

**110, 250 NEW BRIGHTON Villas SE  
Calgary, Alberta**

**MLS # A2166099**



**\$274,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	778 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		

**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

WELCOME to this IMMACULATE Apartment with 778.23 Sq Ft, 2 Carpeted Bedrooms incl/Slider Doors, a 4 pc Bathroom, a (16'x10') UNDERGROUND HEATED TITLED Parking Stall with (6'x2') STORAGE LOCKER, + a (10'x8' x 4'x5') 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 (Gas line too). 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 QUAINT HOME!!!