

**201, 250 New Brighton Villas**  
**Calgary, Alberta**

**MLS # A2222322**



**\$399,899**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting		

**Inclusions:** n/a

Virtual Tour Available &ndash; 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&rsquo;t miss this opportunity today! Financial Statements will be made available for the current year only 2025. (Listing agent is related to the seller.)