



## 250 New Brighton Villas Calgary Alberta

\$290,000

This meticulously upgraded two-bedroom condo, situated in the heart of New Brighton at Mosaic Motif, offers a prime location and tranquil living. As a ground floor unit with only one adjacent neighbor, it provides a remarkably quiet living environment. The spacious floor plan is designed to embrace an abundance of natural light, featuring two generously sized bedrooms, an open-concept kitchen with high-end finishes, expansive dining and living areas, a well-appointed four-piece bathroom, convenient in-suite laundry facilities, and a private patio space for outdoor enjoyment. The suite boasts a range of stylish features, including rich espresso-stained cabinetry, sleek granite countertops, and a breakfast bar, making it the ideal choice for the discerning buyer. A significant investment (of over \$7,700) was made in upgrades for this unit, which encompass luxurious cork flooring, thicker premium flooring underlay, as well as the inclusion of ceiling fans and the portable air conditioner for enhanced comfort. Lovingly maintained, recently painted, and with brand new appliances purchased this summer (including: top-of-the-line Samsung stainless steel refrigerator and stove, and a LG washer and dryer package), this home is move-in ready! This well-maintained condo complex is known for its cost-effective condo fees, which cover water, sewer, and heat. Included with the unit is a titled underground parking stall and a secure storage locker. Furthermore, this prime location provides convenient access to all the shopping and amenities that McKenzie Towne has to offer, including a variety of dining options, fitness facilities, coffee shops, retail stores, and much more. For additional information and a more detailed look at this fantastic property, please refer to the provided web links. (id:6769)

4pc Bathroom 4.83 Ft x 7.75 Ft

Bedroom 12.00 Ft x 12.25 Ft

Dining room 9.08 Ft x 13.00 Ft

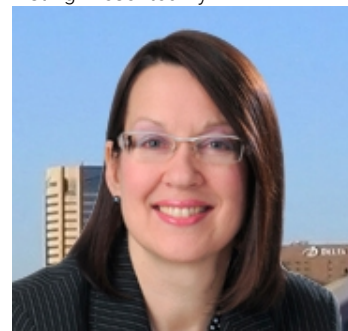
Foyer 5.67 Ft x 7.83 Ft

Kitchen 12.33 Ft x 12.83 Ft

Living room 11.25 Ft x 24.42 Ft

Primary Bedroom 10.08 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://www.angeliqueyyc.com/>

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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net