



## 250 NEW BRIGHTON Villas Calgary Alberta

\$274,900

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...

Living room 12.92 Ft x 12.75 Ft

Other 14.50 Ft x 8.58 Ft

Primary Bedroom 12.67 Ft x 10.25 Ft

Other 5.08 Ft x 4.33 Ft

Bedroom 9.25 Ft x 9.25 Ft

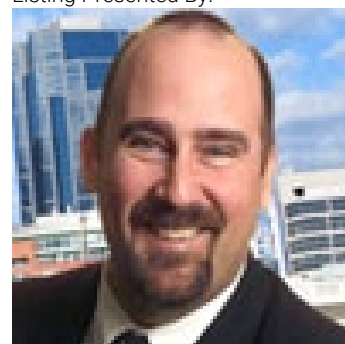
Foyer 10.92 Ft x 3.92 Ft

Laundry room 9.25 Ft x 3.75 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Other 10.67 Ft x 4.42 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca