

201, 250 New Brighton Villas

Calgary, Alberta

MLS # A222322



\$374,900

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	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.)