Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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322, 250 New Brighton Villas SE
Calgary, Alberta

MLS # A2234031

$309,000

Division:	New Brighton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	888 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Underground
Lot Size:	-
Lot Feat:	Landscaped

Heating:	In Floor, Natural Gas	**Water:**	-
Floors:	Carpet, Cork, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 432
Basement:	None	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-1 d75
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions:	Keys & Access Fobs.

Modern living in a prime location – this stylish 2 Bedroom, 2 Bathroom Condo combines everyday comfort with the convenience of a titled HEATED UNDERGROUND PARKING stall & assigned storage locker! Step inside to a spacious Foyer with an organized closet, and enjoy the open-concept layout featuring cork flooring and loads of sunlight. The well-appointed Kitchen hosts granite counters, tile backsplash, eat-up breakfast bar, and even a pantry! The adjacent Den is tucked away, offering versatility as a potential home office. The bright and airy Dining & Living Room opens onto a large covered Balcony through big sliding glass doors, providing leafy views of the tree-lined boulevard. The Primary Suite includes a spacious closet and private 4-piece Ensuite with a soaker tub / shower combo, while the 2nd bedroom is on the opposite side of the Condo, perfect for guests or roommates. Enjoy the convenience of IN-SUITE LAUNDRY, and your own spacious Balcony, not to mention the titled, heated, and secure underground parking stall, with the assigned storage locker RIGHT in front! This pet-friendly building (with board approval and restrictions) is located close to schools, parks, shopping, restaurants, and everything New Brighton has to offer. Ready to soak-up low maintenance living in a vibrant community? Book your showing TODAY!