

307, 6603 New Brighton Avenue SE  
Calgary, Alberta

MLS # A2233374



**\$335,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters, Vinyl Windows		

<b>Inclusions:</b>	n/a
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Welcome to Unit 307 at 6603 New Brighton Ave SE, a bright, stylish, and move in ready 2-bedroom, 2-bathroom condo located in one of Calgary's most vibrant communities. This home features a beautifully maintained interior with a functional open concept layout, ideal for both everyday living and entertaining. The kitchen stands out with crisp white cabinetry, stainless steel appliances, a full pantry, and a large flat island that offers plenty of prep space and seating. The dining area and spacious living room are filled with natural light and open onto a private, covered balcony, perfect for morning coffee or evening BBQs. The bedrooms are smartly positioned on opposite sides of the unit for added privacy. The primary suite includes a walk through closet and a 3-piece ensuite with walk in shower. The second bedroom is generously sized and located next to the full main bathroom, making it ideal for guests, a home office, or a roommate. You'll also find a large in suite laundry and storage room, an assigned underground parking stall, and beautifully kept common areas throughout the building. Located just steps from shops, schools, and transit, residents also enjoy access to the New Brighton Residents Association with year round amenities including a splash park, tennis courts, volleyball, a hockey rink, fitness classes, and community events. This unit shows wonderfully and is pet-friendly (with board approval). Book your private showing today!