

311, 6603 New Brighton Avenue SE
Calgary, Alberta

MLS # A2207075



\$349,900

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 529

Basement: -

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: -

Utilities: -

Features: Kitchen Island, Open Floorplan

Inclusions: TV Wall Mount

Welcome to this beautiful 2-bedroom, 2-bathroom condo in the sought-after community of New Brighton! Designed with comfort and convenience in mind, this home features a spacious open-concept layout that seamlessly blends style and functionality. The modern kitchen is equipped with stainless steel appliances, bright white cabinetry, and quartz countertops, providing plenty of storage and prep space. The dining and living area is filled with natural light, creating a warm and inviting atmosphere for relaxing or entertaining. From the living room, step out onto your private patio and take in the breathtaking sunset and serene pond views. Whether you're unwinding after a long day or hosting friends and family, this outdoor space is perfect, complete with a gas hookup for your BBQ. Inside, the home features durable laminate flooring throughout the main living areas, while the bedrooms are finished with plush carpeting for added comfort. You'll also enjoy the convenience of air conditioning, keeping you cool and comfortable year-round. The primary bedroom is a true retreat, offering a walkthrough closet that leads to a private 4-piece ensuite. The second bedroom is well-sized and home offers another 4-piece bathroom, making it ideal for guests, roommates, or a home office. Additional highlights include in-suite laundry with ample storage, along with an assigned parking stall that comes with a convenient storage cage in front, providing plenty of space for your essentials. Beyond your front door, New Brighton offers a fantastic community lifestyle with an abundance of amenities. Enjoy leisurely walks around three beautiful ponds (two within New Brighton and one nearby in Copperfield), or take advantage of the numerous playgrounds and ball fields throughout the neighborhood. The New Brighton Community Centre provides residents with access to a waterpark, two outdoor skating

rinks, and tennis/pickleball courts, making it a great place to stay active and connect with neighbors. Plus, with South Trail Shopping just minutes away and easy access to Deerfoot and Stoney Trail, you'll love the convenience of nearby shops, restaurants, and major roadways. This condo offers the perfect combination of comfort, style, and a vibrant community atmosphere. Don't miss your chance to call this wonderful home your own—schedule a showing today!