

**102, 6603 New Brighton Avenue SE
Calgary, Alberta**

MLS # A2207362



\$325,000

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to 873 sq. ft. of pure comfort and style! This 2-BED, 2-BATH condo is bathed in natural light thanks to its SOUTHWEST-facing windows and sliding glass doors. The OPEN-CONCEPT design is perfect for entertaining, featuring a EAT IN kitchen with a large ISLAND, STAINLESS STEEL appliances, CEILING-HEIGHT cupboards, and a built-in dishwasher—all designed to make cooking effortless and enjoyable. The spacious living area flows seamlessly onto your COVERED PATIO, the perfect spot for morning coffee, evening wine, or relaxing in fresh air year-round. Enjoy the privacy with bedrooms on opposite sides of the living room. The primary suite offers a WALK-IN CLOSET and ensuite with a walk-in shower. The second bedroom is bright and inviting, just steps from the main bath with a tub/shower combo. Designed for convenience, this home also includes a large WALK-IN CLOSET/LAUNDRY ROOM, giving you plenty of storage space. You’ll also love the HEATED underground parking stall with extra storage—no more scraping ice in winter! Plus, enjoy peace of mind with a secure building, restricted floor access, and multiple security cameras. This condo is the perfect blend of style, function, and comfort—don’t miss your chance to see it! Book your showing today before it’s gone!