

112, 6703 New Brighton Avenue SE
Calgary, Alberta

MLS # A2209817



\$285,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 593 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 343 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Stone, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage | | |
| Inclusions: | N/A | | |

Welcome to this stunning 593-square-foot corner unit condo in the sought-after community of New Brighton. Built by Cedarglen Living, this immaculate 1-bedroom, 1-bathroom unit with two coveted parking stalls offers a modern and stylish living space that's truly move-in ready. The unit is in like-new condition, showcasing upgraded finishes, fixtures, and thoughtful details. As you step inside, you'll immediately notice the abundance of natural light pouring in from the oversized windows, accentuating the open-concept floor plan and the bright, airy atmosphere. The light cabinetry and flooring give the space a contemporary, clean feel; maintenance is a breeze with no carpet to worry about. The kitchen has sleek, modern finishes, including stainless steel appliances and upgraded plugs and light switches. You'll love the convenient charging stations, making it easy to keep all your devices powered up. One of the standout features of this home is the private, walk-out patio, offering the perfect spot to unwind and enjoy outdoor living. With gas and electrical lines already in place, the patio serves as additional living space – ideal for BBQs or relaxing in a secluded outdoor retreat. The bedroom features direct access to the bathroom, providing added privacy and convenience. The bathroom is well-appointed with modern fixtures and a soothing ambiance, creating a peaceful retreat at the end of the day. Living here is even easier, with the sizeable in-suite laundry room providing the ultimate convenience and a bonus storage solution. Storage will never be an issue, as an extra-large storage locker in the parkade comes with the unit. You'll appreciate the convenience of having two parking stalls, one of which is right next to the building entrance for easy access. Located directly across from a community pond and greenspace, and just minutes away from all the amenities

New Brighton has to offer, including shopping, restaurants, and transit options. Living in New Brighton means you'll have access to the impressive New Brighton Club and Park, a year-round recreational facility offering a variety of activities, such as tennis courts, a basketball court, a hockey rink, beach volleyball courts, and a clubhouse. Playgrounds and a range of fitness, educational, and creative programs are also available. With in-suite laundry, a private setting, and the modern features you need, this condo is an exceptional place to call home. Don't miss the opportunity to make it yours!