

**411, 6603 New Brighton Avenue SE
Calgary, Alberta**

MLS # A2305378



\$325,000

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: 2x bidet, TV Wall Mount in Living room, Wardrobe in Primary Bedroom

Imagine waking up to peaceful pond views and ending your day with sunset mountain vistas from your private balcony from the Top Floor! This meticulously maintained New Brighton home offers a lifestyle of convenience and recreation. Offering 2 bedrooms and 2 bathrooms, keyless entry, and bike storage. This stylish home combines modern comfort with everyday convenience in one of Calgary's most vibrant communities. With 9-foot ceilings, open-concept living and an abundance of natural light, the space feels bright and inviting. The modern kitchen features light cabinetry, stainless steel appliances, a full pantry, quartz countertops, a chic backsplash, and a spacious island perfect for both meal prep and casual dining. The laminate flooring flows seamlessly through the kitchen, dining, and living areas, creating a perfect space for entertaining or relaxing. The primary suite offers twin closets and a spa-inspired ensuite with a walk-in shower. A second spacious bedroom and a full 4-piece bath provide flexibility for guests, family, or a home office. Step out onto your private balcony to enjoy peaceful pond and mountain views, complete with a BBQ gas hookup, perfect for those summer evenings. Additional features include in-suite laundry, extra storage, and heated underground parking with an additional storage unit conveniently located nearby. As a resident of New Brighton, you'll have access to an incredible Community Centre with a waterpark, two outdoor skating rinks, and tennis/pickleball courts. Ideally situated near South Trail Crossing, South Health Campus, excellent schools, playgrounds, and beautiful walking paths, with quick access to Deerfoot and Stoney Trail, this home offers the perfect blend of lifestyle, comfort, and community. *Some photos have been virtually staged*