587-899-3773
justin@realtyaces.ca

412, 6603 New Brighton Avenue SE Calgary, Alberta

MLS # A2312837

$259,900

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	1	**Baths:**	1
Garage:	Oversized, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 343
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-1 d75
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: n/a

Welcome to one of the best locations in the complex! This bright and beautifully maintained corner-unit condo offers breathtaking pond views, stunning mountain vistas, and unforgettable sunsets from your private patio. Complete with a gas line and electrical outlet, the outdoor space is perfectly set up for relaxing summer evenings or entertaining guests. Inside, you’ll love the modern open-concept layout filled with natural light and enhanced by the excellent airflow only a corner unit can provide. Stylish laminate flooring runs throughout, with tile in the bathroom and laundry area for added durability and convenience. The spacious kitchen is designed to impress, featuring stainless steel appliances, Caesarstone countertops, full-height cabinetry, and elegant pendant lighting — perfect for both everyday living and hosting friends and family. Residents enjoy access to the incredible amenities at New Brighton Club, including a splash park, pickleball and tennis courts, hockey rinks, and a variety of community activities year-round. Conveniently located close to schools, shopping, parks, and transit, this home offers the perfect balance of comfort, lifestyle, and convenience.

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