

**411, 6703 New Brighton Avenue SE  
Calgary, Alberta**

**MLS # A2320417**



**\$335,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

This TOP FLOOR 2-bedroom, 2-bathroom condo is extra special! Feel welcomed as you step inside this OPEN AND BRIGHT FLOOR PLAN with 9 FOOT CEILINGS that is very inviting and offers LOVELY VIEWS. The time, effort and care the owners have taken to make this place STUNNING, HOMEY AND FUNCTIONAL is exceptional. The kitchen shines bright as the hub of the home and has ample cabinetry in the kitchen, NEWER HIGH-END stainless steel appliances (including an INDUCTION STOVE), AND QUARTZ COUNTERTOPS. The large island, with gorgeous pendant lighting, plus the dining space are perfect for entertaining family and guests. The spacious primary bedroom features DOUBLE CUSTOM-BUILT CLOSETS with walk through access to a 3-piece ensuite bath with a LARGE WALK-IN SHOWER. The SECOND BEDROOM is conveniently located on the opposite side of the unit near the main, 4-piece bathroom. Both bedrooms feature NEWER CARPET, and a NEWER LG STACKED WASHER/DRYER is conveniently located in the LARGE WALK-IN CLOSET OFF THE FOYER, which has been designed for maximum storage and organization. Enjoy overlooking the STUNNING VIEW OF THE POND and beautiful evening sunsets from your private balcony, with plenty of space to bbq and relax. OUTSTANDING WALKABILITY places you just steps away from all amenities, walking paths and parks. This wonderful condo also includes HEATED UNDERGROUND PARKING WITH STORAGE above, plenty of visitor parking, and is PET FRIENDLY (restrictions). Book a showing and discover what a lovely, quiet, well-managed condo this is in the FAMILY-FRIENDLY COMMUNITY of New Brighton.