

402, 6603 New Brighton Avenue SE
Calgary, Alberta

MLS # A2339124



\$329,999

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Closest organizer in primary room

Welcome to Element by Cedarglen Homes in New Brighton, where this beautifully maintained TOP-FLOOR condo truly reflects pride of ownership. IMMACULATELY kept and exceptionally CLEAN, this 2-bedroom, 2-bathroom home offers a peaceful setting with no neighbours above and lovely views overlooking the landscaped courtyard. Inside, the bright open-concept layout features rich wood-toned flooring, large windows and a spacious living area that opens onto your private balcony. The perfect spot to enjoy the quiet surroundings. The kitchen is both stylish and functional with white shaker cabinetry, stainless steel appliances, quartz countertops and an oversized island with plenty of room to gather. The primary bedroom offers a walk-in closet with organizers and private ensuite, while the second bedroom and full bathroom provide great flexibility for guests, family or a home office. In-suite laundry and additional storage make everyday living easy. A rare bonus: TWO UNDERGROUND PARKING STALLS, each with its own STORAGE LOCKER! Step outside and enjoy the beautifully maintained courtyard, or head to the opposite side of the building where a peaceful pond and walking paths add to the natural surroundings. With shopping, schools, parks and amenities nearby, this is a wonderfully cared-for home in an established New Brighton community. Quiet, clean and move-in ready. This one is easy to love.