

203, 6603 New Brighton Avenue SE
Calgary, Alberta

MLS # A2340602



\$315,000

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Concrete, Wood Frame

Foundation: -

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 529

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: None

Welcome to this bright and spacious second floor condo in the desirable community of New Brighton, offering over 900 sq. ft. of thoughtfully designed living space. Featuring 2 bedrooms, 2 full bathrooms, fresh paint throughout, and brand-new flooring in both bedrooms, this move-in-ready home offers an excellent combination of space, comfort and functionality. Step inside to a bright open-concept layout with large windows that fill the home with natural light. The kitchen is both stylish and functional, featuring white shaker cabinetry, stainless steel appliances, quartz countertops and a large island with plenty of space for meal preparation, casual dining and entertaining. The spacious living area flows seamlessly from the kitchen and provides access to your private balcony, creating an inviting extension of the living space. The primary bedroom offers a walk-in closet and private ensuite, while the generously sized second bedroom and additional full bathroom provide excellent flexibility for guests, family, a roommate or a home office. In-suite laundry and additional storage add to the everyday convenience. Located in the established community of New Brighton, you are close to shopping, restaurants, schools, parks, pathways and everyday amenities, with convenient access to major roadways. With over 900 sq. ft. of living space, fresh paint throughout, new bedroom flooring and a bright, functional layout, this well-cared-for condo is ready for its next owner. Book your private showing today!