

**302, 6603 New Brighton Avenue SE  
Calgary, Alberta**

**MLS # A2163817**



**\$359,990**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<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>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to New Brighton! Discover this luxurious high-end condo that perfectly caters to all your family's needs. Situated in a secure, meticulously maintained building, it offers the ultimate convenience with an underground parking stall and a private storage locker. Step into the elegant kitchen, where timeless crown-molded white cabinetry beautifully complements sleek quartz countertops and a spacious kitchen island—ideal for culinary creations and entertaining. The 9-foot ceilings create an airy ambiance, while large windows and a private balcony offer serene views of the landscaped courtyard. The two generously sized bedrooms are flooded with natural light, providing comfort and relaxation for your family. Enjoy the proximity to New Brighton Park, scenic ponds, and the community clubhouse, offering endless recreational options. Located in a highly desirable area, this condo is just minutes away from top-rated schools, shopping centers, and popular retailers such as Walmart, T&T Supermarket, Costco, and IKEA. Everything you need is within reach! Don't miss this opportunity to live in style and convenience at New Brighton!