

**304, 6603 New Brighton Avenue SE  
Calgary, Alberta**
**MLS # A2279094**
**\$259,900**


<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	601 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 343
<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>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	Blinds, TV wall mounts		

Welcome to this BRIGHT CORNER UNIT in the heart of New Brighton, offering fantastic value in a well established community. This inviting TWO BEDROOM CONDO features over 600 SQ FT OF LIVING SPACE, with 9FT CEILINGS and large windows that fill the home with natural light. The kitchen is beautifully finished with QUARTZ COUNTERTOPS, DARK CABINETRY, and NEWER STAINLESS STEEL APPLIANCES, including a HIGH END FRIDGE, NEWER STOVE, and a space saving over the range microwave. A peninsula provides extra prep space and a convenient eating bar, making it perfect for both everyday living and entertaining. The living area opens onto a SUNNY COVERED BALCONY WITH BBQ GAS LINE, ideal for relaxing or hosting in warmer months while enjoying a quiet outlook over the complex. Both bedrooms are SIMILAR IN SIZE, each with LAMINATE FLOORING and SPACIOUS CLOSETS, and are thoughtfully positioned for privacy. The FOUR PIECE BATHROOM continues the quartz finishes and includes a DEEP TUB AND SHOWER COMBO. Additional features include IN SUITE LAUNDRY, NO CARPET, LAMINATE AND TILE FLOORS THROUGHOUT, ASSIGNED SURFACE PARKING STALL 58, STORAGE LOCKER 9 LOCATED IN THE PARKADE, and access to a BICYCLE STORAGE ROOM. This WELL MANAGED COMPLEX WITH LOW CONDO FEES is ideally located close to PARKS, SCHOOLS, SHOPPING AT 130 AVE AND HIGH STREET, TRANSIT, and with quick access to DEERFOOT AND STONEY TRAIL. A perfect opportunity for FIRST TIME BUYERS, INVESTORS, or anyone looking for a bright, low maintenance home in a great community. Residents also enjoy exclusive access to the NEW BRIGHTON RESIDENTS ASSOCIATION, offering YEAR ROUND AMENITIES such

as a SPLASH PARK, TENNIS COURTS, VOLLEYBALL, a HOCKEY RINK, FITNESS CLASSES, and a wide range of COMMUNITY EVENTS. This home SHOWS BEAUTIFULLY and is PET FRIENDLY WITH BOARD APPROVAL. BOOK YOUR PRIVATE SHOWING TODAY.