

# \$349,900 - 311, 6603 New Brighton Avenue Se, Calgary

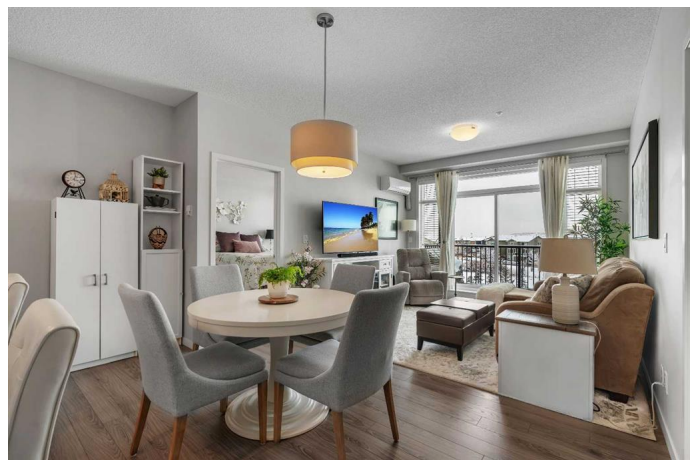
MLS® #A2207075

**\$349,900**

2 Bedroom, 2.00 Bathroom, 908 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to this beautiful 2-bedroom, 2-bathroom condo in the sought-after community of New Brighton! Designed with comfort and convenience in mind, this home features a spacious open-concept layout that seamlessly blends style and functionality. The modern kitchen is equipped with stainless steel appliances, bright white cabinetry, and quartz countertops, providing plenty of storage and prep space. The dining and living area is filled with natural light, creating a warm and inviting atmosphere for relaxing or entertaining. From the living room, step out onto your private patio and take in the breathtaking sunset and serene pond views. Whether you're unwinding after a long day or hosting friends and family, this outdoor space is perfect, complete with a gas hookup for your BBQ. Inside, the home features durable laminate flooring throughout the main living areas, while the bedrooms are finished with plush carpeting for added comfort. You'll also enjoy the convenience of air conditioning, keeping you cool and comfortable year-round. The primary bedroom is a true retreat, offering a walkthrough closet that leads to a private 4-piece ensuite. The second bedroom is well-sized and home offers another 4-piece bathroom, making it ideal for guests, roommates, or a home office. Additional highlights include in-suite laundry with ample storage, along with an assigned parking stall that comes with a convenient storage cage in front, providing plenty of space for your



essentials. Beyond your front door, New Brighton offers a fantastic community lifestyle with an abundance of amenities. Enjoy leisurely walks around three beautiful ponds (two within New Brighton and one nearby in Copperfield), or take advantage of the numerous playgrounds and ball fields throughout the neighborhood. The New Brighton Community Centre provides residents with access to a waterpark, two outdoor skating rinks, and tennis/pickleball courts, making it a great place to stay active and connect with neighbors. Plus, with South Trail Shopping just minutes away and easy access to Deerfoot and Stoney Trail, you'll love the convenience of nearby shops, restaurants, and major roadways. This condo offers the perfect combination of comfort, style, and a vibrant community atmosphere. Don't miss your chance to call this wonderful home your own—schedule a showing today!

Built in 2015

### Essential Information

MLS® #	A2207075
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	311, 6603 New Brighton Avenue Se
Subdivision	New Brighton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5C7

### **Amenities**

Amenities	Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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