

# \$325,000 - 102, 6603 New Brighton Avenue Se, Calgary

MLS® #A2207362

**\$325,000**

2 Bedroom, 2.00 Bathroom, 873 sqft  
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to 873 sq. ft. of pure comfort and style! This 2-BED, 2-BATH condo is bathed in natural light thanks to its SOUTHWEST-facing windows and sliding glass doors. The OPEN-CONCEPT design is perfect for entertaining, featuring a EAT IN kitchen with a large ISLAND, STAINLESS STEEL appliances, CEILING-HEIGHT cupboards, and a built-in dishwasher—all designed to make cooking effortless and enjoyable.

The spacious living area flows seamlessly onto your COVERED PATIO, the perfect spot for morning coffee, evening wine, or relaxing in fresh air year-round.

Enjoy the privacy with bedrooms on opposite sides of the living room. The primary suite offers a WALK-IN CLOSET and ensuite with a walk-in shower. The second bedroom is bright and inviting, just steps from the main bath with a tub/shower combo.

Designed for convenience, this home also includes a large WALK-IN CLOSET/LAUNDRY ROOM, giving you plenty of storage space. You'll also love the HEATED underground parking stall with extra storage—no more scraping ice in winter! Plus, enjoy peace of mind with a secure building, restricted floor access, and multiple security cameras.

This condo is the perfect blend of style, function, and comfort—don't miss your



chance to see it! Book your showing today  
before itâ€™s gone!

Built in 2015

### **Essential Information**

MLS® #	A2207362
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	102, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z5E5

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Secured, Underground
Waterfront	Pond

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	10
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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