

# \$399,900 - 208, 6603 New Brighton Avenue Se, Calgary

MLS® #A2192784

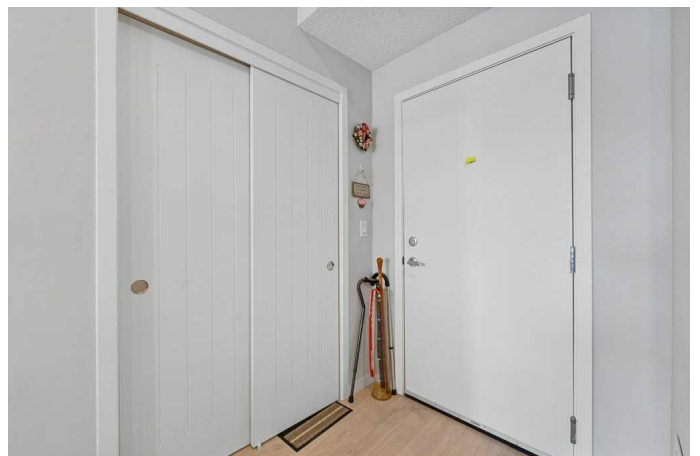
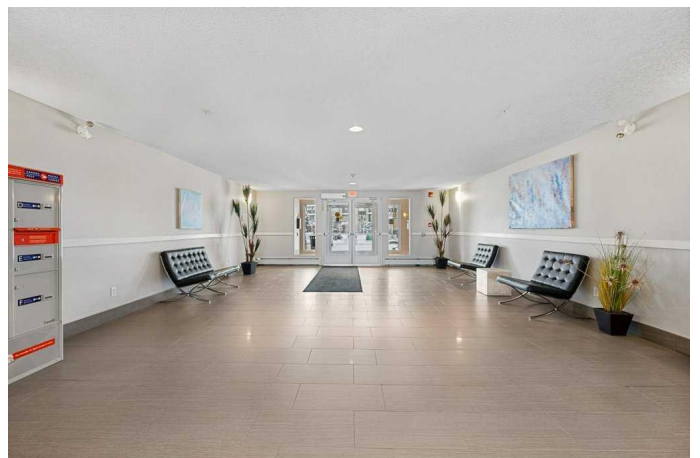
**\$399,900**

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to "The Elements" a popular Cedarglen built, low maintenance lifestyle development in the amenity rich community of New Brighton. Community Centre, water park, winter ice skating, play parks etc. Close to the Hospital, shopping, restaurants, schools & Fish Creek Park. Express bus to City Centre. This unit has a fabulous location with views from every principal room & the spacious balcony of a beautiful wetlands park with paved pathways to stroll through nature & enjoy picturesque views. Inside you will discover an open, airy plan featuring 9-foot-high ceilings & loads of light flooding in thru numerous large windows. Enjoy low maintenance vinyl plank flooring. 2 spacious bedrooms plus a den, 2 full baths, in unit laundry & storage room. The massive kitchen offers a plethora of modern cabinets, quartz countertops, stainless steel appliances & a large island with sit up breakfast bar. The spacious kitchen is open to the dining & great rooms creating the perfect space for entertaining. This is the 3rd largest floorplan in the development plus it comes with two parking stalls & storage cage, very rare to get! Act fast to seize this opportunity!



Built in 2016

## Essential Information

MLS® #                   A2192784

Price                     \$399,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	208, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Storage, Trash, Visitor Parking, Secured Parking
Parking Spaces	2
Parking	Off Street, Parkade, Underground, Plug-In, Stall, Titled
Waterfront	Pond

### Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Closet Organizers, Elevator, Vinyl Windows, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Barbecue, Courtyard, Storage, BBQ gas line, Lighting
Roof	Asphalt

Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	53
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.