

# \$325,000 - 416, 6603 New Brighton Avenue Se, Calgary

MLS® #A2232190

**\$325,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

This large beautifully maintained 2 bedroom, 2 full bathroom condo is located on the quiet side of the building, overlooking a peaceful courtyard. Enjoy the privacy and tranquility from your large, covered balcony—perfect for morning coffee or evening relaxation. On a clear day this unit even offers mountain views to enjoy from the West side of the balcony! Inside, you'll find modern, bright finishes throughout and an open-concept layout that maximizes space and light.

Both bedrooms are exceptionally spacious, including a primary suite featuring a walk-through closet and a spa-like ensuite with a walk-in shower. The second full bathroom ensures privacy and convenience for guests or roommates.

Additional highlights include in-suite laundry, ample storage, and a parkade stall just three spots from the building entrance. Whether you're a first-time buyer, downsizing, or investing, this top-floor unit offers exceptional value in a quiet, well-managed complex.

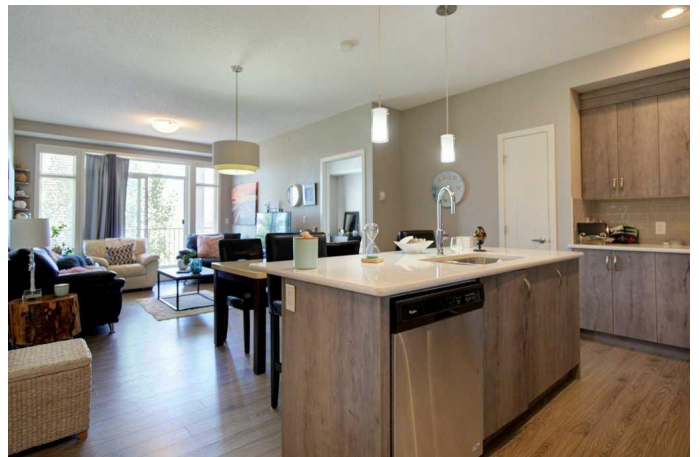
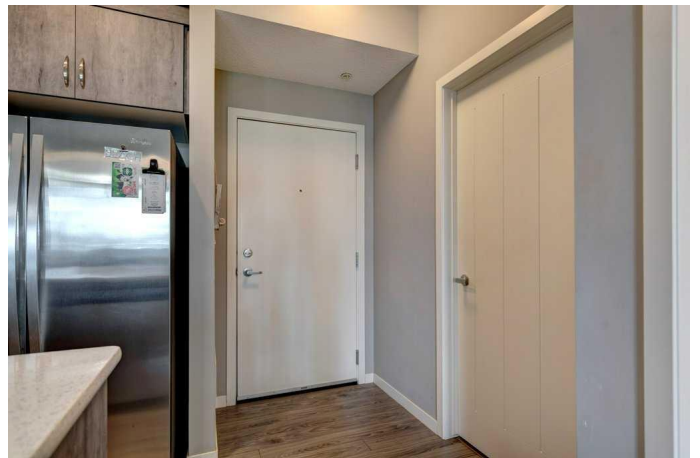
Built in 2016

## Essential Information

MLS® # A2232190

Price \$325,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	416, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E5

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	June 18th, 2025
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Days on Market	73
Zoning	M-1 d75
HOA Fees	259
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office              Knag Real Estate & Property Management Ltd.

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