

# \$389,900 - 208, 6603 New Brighton Avenue Se, Calgary

MLS® #A2216382

**\$389,900**

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

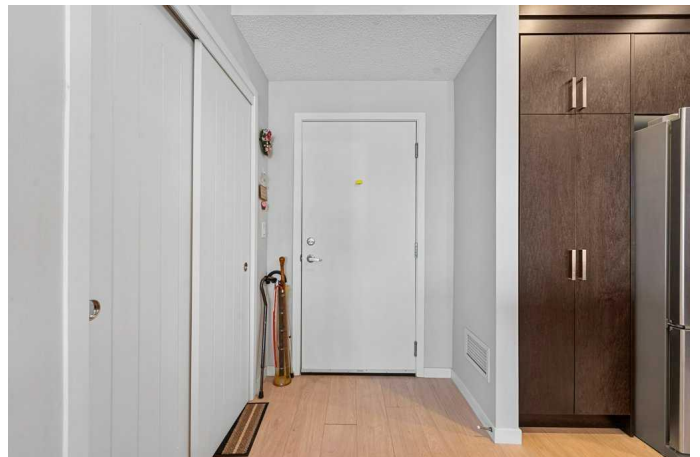
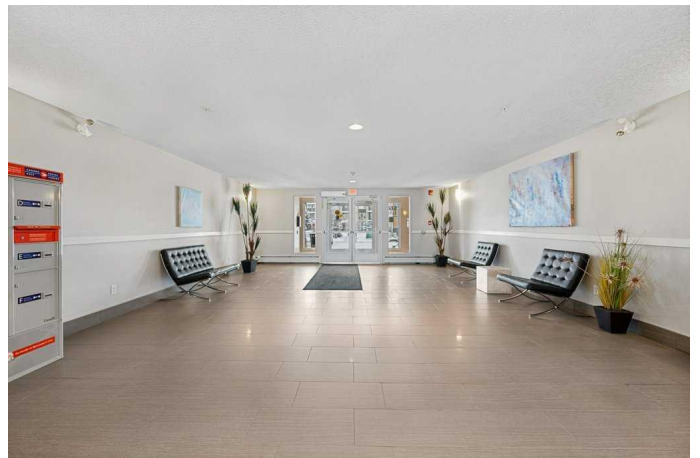
Welcome to "The Elements" a popular Cedar Glen built, low maintenance lifestyle development in the amenity rich community of New Brighton. Community Centre, water park, winter ice skating, play parks etc. Close to the Hospital, shopping, restaurants, schools & Fish Creek Park. Express bus to City Centre. 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!

Built in 2016

## Essential Information

MLS® # A2216382

Price \$389,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	Elevator(s), Park, Parking, Trash, Visitor Parking, Bicycle Storage, Secured Parking, Storage
Parking Spaces	2
Parking	Parkade, Stall, Underground, Off Street, Plug-In, Titled
# of Garages	1
Waterfront	Pond

### **Interior**

Interior Features	Bookcases, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Elevator, Low Flow Plumbing Fixtures
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, Storage, Barbecue, Courtyard, BBQ gas line, Lighting
-------------------	---

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

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	73
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.