

# \$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.

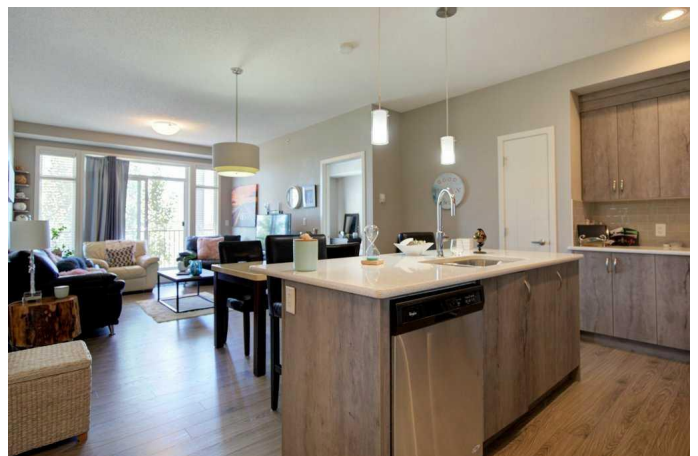
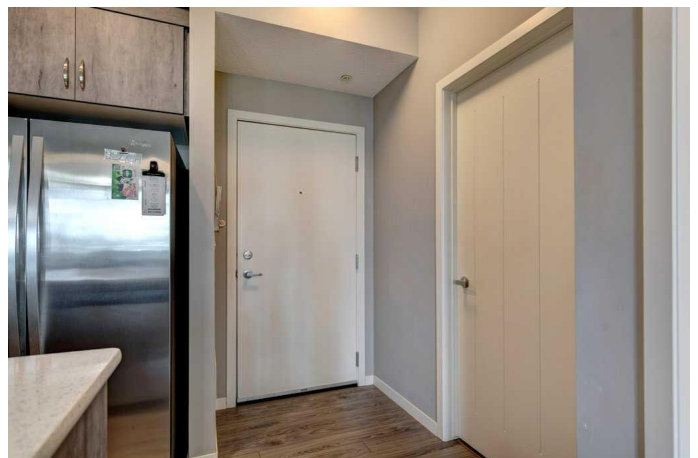
Built in 2016

## 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, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard                                                             |
| Cooling           | None                                                                  |
| # of Stories      | 4                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 63      |
| 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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