

# \$335,000 - 307, 6603 New Brighton Avenue Se, Calgary

MLS® #A2233374

## \$335,000

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to Unit 307 at 6603 New Brighton Ave SE, a bright, stylish, and move in ready 2-bedroom, 2-bathroom condo located in one of Calgary's most vibrant communities. This home features a beautifully maintained interior with a functional open concept layout, ideal for both everyday living and entertaining. The kitchen stands out with crisp white cabinetry, stainless steel appliances, a full pantry, and a large flat island that offers plenty of prep space and seating. The dining area and spacious living room are filled with natural light and open onto a private, covered balcony, perfect for morning coffee or evening BBQs. The bedrooms are smartly positioned on opposite sides of the unit for added privacy. The primary suite includes a walk through closet and a 3-piece ensuite with walk in shower. The second bedroom is generously sized and located next to the full main bathroom, making it ideal for guests, a home office, or a roommate. You'll also find a large in suite laundry and storage room, a titled surface parking stall, and beautifully kept common areas throughout the building. Located just steps from shops, schools, and transit, residents also enjoy access to the New Brighton Residents Association with year round amenities including a splash park, tennis courts, volleyball, a hockey rink, fitness classes, and community events. This unit shows wonderfully and is pet-friendly (with board approval). Book your private showing today!



Built in 2016

## Essential Information

MLS® #	A2233374
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	307, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E5

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground
# of Garages	1

## Interior

Interior Features	Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
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Roof	Asphalt Shingle
Construction	Vinyl Siding

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	1
Zoning	M-1 d75
HOA Fees	277
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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