

# \$279,000 - 317, 6603 New Brighton Avenue Se, Calgary

MLS® #A2222557

## \$279,000

2 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

This stunning third-floor, 2-bedroom unit is located in the highly sought-after, kid- and pet-friendly Elements of New Brighton community. Facing a quiet courtyard, this home offers peace and privacy, along with one of the largest balconies in the building—perfect for morning coffees, evening barbecues, or relaxing weekends soaking up the sun. The unit is filled with natural light and features soaring ceilings, designer finishes, and a spacious open-concept layout that feels both stylish and comfortable. The bright living room offers a welcoming space to unwind, with clear sightlines that make entertaining family and guests easy and enjoyable. The kitchen is beautifully designed and highly functional, featuring a large peninsula breakfast bar, quartz countertops, stainless steel appliances, a classic subway tile backsplash, and sleek cabinetry. Both bedrooms are generously sized, full of sunlight, and share a modern 4-piece bathroom that matches the elegant aesthetic of the home. Located just steps from multiple schools, daycare centers, playgrounds, and a peaceful pond, this home is ideal for families and professionals alike. You™ll also enjoy quick access to 130th Avenue, where shopping, dining, and everyday conveniences are just minutes away. With low condo fees and access to fantastic community amenities—including a clubhouse, spray park, ice rink, and multiple sports courts—this home offers unbeatable value in



a well-managed complex. Don't miss your chance to own this exceptional unit"book your showing today!

Built in 2015

### Essential Information

MLS® #	A2222557
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	317, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E5

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting, Playground
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	11
Zoning	M-1
HOA Fees	259
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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