

\$325,000 - 102, 6603 New Brighton Avenue Se, Calgary

MLS® #A2207362

\$325,000

2 Bedroom, 2.00 Bathroom, 873 sqft
Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to 873 sq. ft. of pure comfort and style! This 2-BED, 2-BATH condo is bathed in natural light thanks to its SOUTHWEST-facing windows and sliding glass doors. The OPEN-CONCEPT design is perfect for entertaining, featuring a EAT IN kitchen with a large ISLAND, STAINLESS STEEL appliances, CEILING-HEIGHT cupboards, and a built-in dishwasher—all designed to make cooking effortless and enjoyable.

The spacious living area flows seamlessly onto your COVERED PATIO, the perfect spot for morning coffee, evening wine, or relaxing in fresh air year-round.

Enjoy the privacy with bedrooms on opposite sides of the living room. The primary suite offers a WALK-IN CLOSET and ensuite with a walk-in shower. The second bedroom is bright and inviting, just steps from the main bath with a tub/shower combo.

Designed for convenience, this home also includes a large WALK-IN CLOSET/LAUNDRY ROOM, giving you plenty of storage space. You'll also love the HEATED underground parking stall with extra storage—no more scraping ice in winter! Plus, enjoy peace of mind with a secure building, restricted floor access, and multiple security cameras.

This condo is the perfect blend of style, function, and comfort—don't miss your



chance to see it! Book your showing today
before itâ€™s gone!

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2207362 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 873 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 102, 6603 New Brighton Avenue Se |
| Subdivision | New Brighton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z5E5 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Trash |
| Parking Spaces | 1 |
| Parking | Assigned, Heated Garage, Parkade, Secured, Underground |
| Waterfront | Pond |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Electric Range |

| | |
|--------------|------------------------|
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line |
| Roof | Asphalt |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 2 |
| Zoning | M-1 |
| HOA Fees | 267 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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