



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6603 NEW BRIGHTON Avenue #409, Calgary T2Z 5E5**

MLS®#: **A2161628**

Area: **New Brighton**

Listing Date: **08/31/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,113**  
Low Sqft:  
Ttl Sqft: **1,113**

DOM

**18**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 13`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 9`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`8" x 8`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 7`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 4`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`11" x 8`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`2" x 6`9"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`10" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`10" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$658**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **1512676**

Remarks

Pub Rmks: **TOP FLOOR 3 BEDROOM CONDO OVERLOOKING THE POND WITH MOUNTAIN VIEWS and \$20K in Upgrades!! Air Conditioner in living room and master bedroom. This luxurious retreat has it all - in-suite air conditioning, Triple glazed windows, wood and silhouette blinds, upgraded built-ins and much more! The stunning kitchen inspires culinary creativity featuring upgraded stainless steel appliances including a double convection oven and a Bosch dishwasher, timeless subway tile, full-height shaker soft close cabinets and a centre island with seating to gather around. A gorgeous Tiffany-style light fixture adorns the adjacent dining room for a casually elegant entertaining space. The built-in desk and glass cabinets were added after construction to match the kitchen at a price tag of \$8,000 and they look perfect adding both beauty and function to the space. Stunning pond views from the living room and all 3 bedrooms have you feeling spoiled daily or head out to the expansive balcony for barbeques and time spent unwinding with both pond and mountain views as the breathtaking backdrop. The primary bedroom is a true owner's retreat thanks to dual walk-through closets that lead to the stylish and private ensuite. A second bedroom, a third bedroom and a full 4-piece bathroom add a ton of versatility. Work from home, room for guests, hobbies and more! In-suite laundry with upgraded appliances (a large stainless steel washer tub and dryer with steam function) and loads of storage add to your comfort and convenience. An underground parking stall in the heated parkade is ideally located close to the elevator for easy grocery unloading. Top floor - largest unit in the complex with \$20k in upgrades, 3 bedrooms, mountain and pond views right outside your windows, makes this unit a rare find! From the comfort of your own private covered deck, the feeling of space and sanctuary and outdoor living is yours to enjoy morning, noon and night. This spacious and delightful condo, located in the community of NEW BRIGHTON, is close to parks and walking and biking pathways, all the shops and restaurants found in McKenzie Towne and 130th Avenue, excellent schools, South Health Campus and many more services. As an added bonus the residents in this desirable 'Elements of New Brighton' Complex enjoy all the amenities of the New Brighton Club such as the clubhouse, tennis courts, basketball, volleyball, outdoor hockey rink, splash park and more. The Brookfield Residential YMCA at Seton is also nearby. Talk about location, location, location - here you have easy access to both Deerfoot and Stoney Trail for any of your commuting requirements! Make your appointment to view this amazing amazing place to call home.**

Inclusions: **N/A**  
Property Listed By: **First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











