



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6603 NEW BRIGHTON Avenue #302, Calgary T2Z5E5**

MLS®#: **A2163817**

Area: **New Brighton**

Listing Date: **09/07/24**

List Price: **\$359,990**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Sep**

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: **911**

Low Sqft:

Ttl Sqft: **911**

DOM

**11**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 9`9"</b>	<b>Storage</b>	<b>Main</b>	<b>4`2" x 7`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`3" x 5`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 11`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 12`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`6" x 8`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>6`6" x 4`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`8" x 9`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`4" x 12`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$529**

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

Zoning:  
**M-1 d75**

Legal Desc: **1512676**

Remarks

Pub Rmks: **Welcome to New Brighton! Discover this luxurious high-end condo that perfectly caters to all your family's needs. Situated in a secure, meticulously maintained building, it offers the ultimate convenience with an underground parking stall and a private storage locker. Step into the elegant kitchen, where timeless crown-molded white cabinetry beautifully complements sleek quartz countertops and a spacious kitchen island—ideal for culinary creations and entertaining. The 9-foot ceilings create an airy ambiance, while large windows and a private balcony offer serene views of the landscaped courtyard. The two generously sized bedrooms are flooded with natural light, providing comfort and relaxation for your family. Enjoy the proximity to New Brighton Park, scenic ponds, and the community clubhouse, offering endless recreational options. Located in a highly desirable area, this condo is just minutes away from top-rated schools, shopping centers, and popular retailers such as Walmart, T&T Supermarket, Costco, and IKEA. Everything you need is within reach! Don't miss this opportunity to live in style and convenience at New Brighton!**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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







