



THE
A-TEAM

**RE/MAX
FIRST**

6703 NEW BRIGHTON Avenue #106, Calgary T2Z5C8

MLS® #: **A2170504**

Area: **New Brighton**

Listing Date: **10/03/24**

List Price: **\$349,900**

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:

Finished Floor Area

Abv Sqft: **853**
Low Sqft:
Ttl Sqft: **853**

DOM

79
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Granite Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`4" x 5`3"	4pc Ensuite bath	Main	4`9" x 9`3"
Bedroom	Main	14`4" x 9`8"	Dining Room	Main	7`5" x 13`8"
Kitchen	Main	6`8" x 16`9"	Laundry	Main	6`5" x 8`1"
Living Room	Main	14`4" x 11`8"	Bedroom - Primary	Main	12`1" x 9`6"

Legal/Tax/Financial

Condo Fee:
\$501

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1512676**

Remarks

Pub Rmks: **Stunning and immaculate condo in a highly sought-after neighborhood! Located in the vibrant New Brighton community, this gorgeous ground-floor unit offers a bright, open-concept layout. The spacious kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a generously sized pantry. With 2 bedrooms, 2 full bathrooms, and a laundry room, this home has it all. Enjoy breathtaking views of the West Pond and pathways from the living room and both bedrooms. The master suite boasts a luxurious ensuite and a walk-through closet. All bathrooms are equipped with granite countertops and undermount sinks for an elegant touch. The covered patio is ideal for BBQs and entertaining, while the secured underground heated parking provides convenience year-round. This condo is close to schools, parks, restaurants, and numerous other amenities. Don't miss out—schedule your viewing today**

Inclusions: **DISHWASHER, DRYER, WASHER, REFRIGERATOR, MICROWAVE HOOD FAN, ELECTRIC STOVE, GARAGE DOOR OPENER**

Property Listed By: **CIR Realty**

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







