

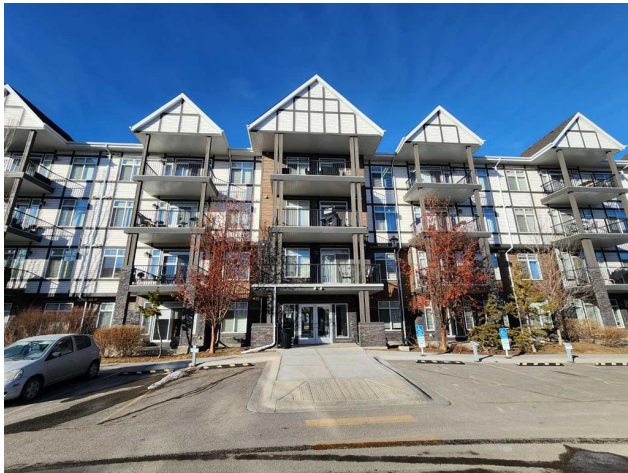


THE
A-TEAM

**RE/MAX
FIRST**

6703 NEW BRIGHTON Avenue #212, Calgary T2Z 5C8

MLS® #: **A2192293** Area: **New Brighton** Listing Date: **02/04/25** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **598**
 Low Sqft:
 Ttl Sqft: **598**

DOM

18
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$343

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512676**

Remarks

Pub Rmks: **End unit, beautiful pond view, welcome to this good starter home or investment property in convenient New Brighton. It features 9' ceiling, quartz counter top in the kitchen and bathroom, triple pane big windows , sliding door to large balcony, laminated flooring in the kitchen and living room, tiles in the laundry room and bathroom, and window coverings. It has 1 large bedroom with nice view, 1 full bathroom, large living room, open kitchen, stainless steel appliances, washer and dryer. It closes to playground, school, shopping, public transit, and easy access to major roads. ** 212 6703 New Brighton Ave SE ****

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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



