



THE
A-TEAM

**RE/MAX
FIRST**

6603 NEW BRIGHTON Avenue #208, Calgary T2Z 5E5

MLS®#: **A2192784** Area: **New Brighton** Listing Date: **02/06/25** List Price: **\$399,900**
 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:

Finished Floor Area
 Abv Sqft: **983**
 Low Sqft:
 Ttl Sqft: **983**

Off Street, Parkade, Plug-In, Stall, Titled, Underground

DOM

58
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Barbecue, BBQ gas line, Courtyard, Lighting, Storage**

Construction: **Composite Siding, Concrete, Stone, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bookcases, Closet Organizers, Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5'9" x 10'8"
Bedroom	Main	11'5" x 10'4"
Kitchen	Main	17'1" x 8'0"
Living Room	Main	14'8" x 12'2"
Bedroom - Primary	Main	12'3" x 9'10"

Room	Level	Dimensions
4pc Bathroom	Main	10'1" x 4'10"
Dining Room	Main	7'8" x 10'11"
Laundry	Main	7'10" x 5'3"
Office	Main	8'11" x 9'11"

Legal/Tax/Financial

Condo Fee:
\$601

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512676**

Remarks

Pub Rmks: **Welcome to "The Elements" a popular Cedarglen built, low maintenance lifestyle development in the amenity rich community of New Brighton. Community Centre, water park, winter ice skating, play parks etc. Close to the Hospital, shopping, restaurants, schools & Fish Creek Park. Express bus to City Centre. This unit has a fabulous location with views from every principal room & the spacious balcony of a beautiful wetlands park with paved pathways to stroll through nature & enjoy picturesque views. Inside you will discover an open, airy plan featuring 9-foot-high ceilings & loads of light flooding in thru numerous large windows. Enjoy low maintenance vinyl plank flooring. 2 spacious bedrooms plus a den, 2 full baths, in unit laundry & storage room. The massive kitchen offers a plethora of modern cabinets, quartz countertops, stainless steel appliances & a large island with sit up breakfast bar. The spacious kitchen is open to the dining & great rooms creating the perfect space for entertaining. This is the 3rd largest floorplan in the development plus it comes with two parking stalls & storage cage, very rare to get! Act fast to seize this opportunity!**

Inclusions: **Gas BBQ**
Property Listed By: **RE/MAX Realty Professionals**

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









