

**416, 6603 New Brighton Avenue SE**  
**Calgary, Alberta**
**MLS # A2232190**

**\$337,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

This large beautifully maintained 2 bedroom, 2 full bathroom condo is located on the quiet side of the building, overlooking a peaceful courtyard. Enjoy the privacy and tranquility from your large, covered balcony—perfect for morning coffee or evening relaxation. On a clear day this unit even offers mountain views to enjoy from the West side of the balcony! Inside, you'll find modern, bright finishes throughout and an open-concept layout that maximizes space and light. Both bedrooms are exceptionally spacious, including a primary suite featuring a walk-through closet and a spa-like ensuite with a walk-in shower. The second full bathroom ensures privacy and convenience for guests or roommates. Additional highlights include in-suite laundry, ample storage, and a parkade stall just three spots from the building entrance. Whether you're a first-time buyer, downsizing, or investing, this top-floor unit offers exceptional value in a quiet, well-managed complex.