

# \$350,000 - 416, 6603 New Brighton Avenue Se, Calgary

MLS® #A2232190

**\$350,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

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.

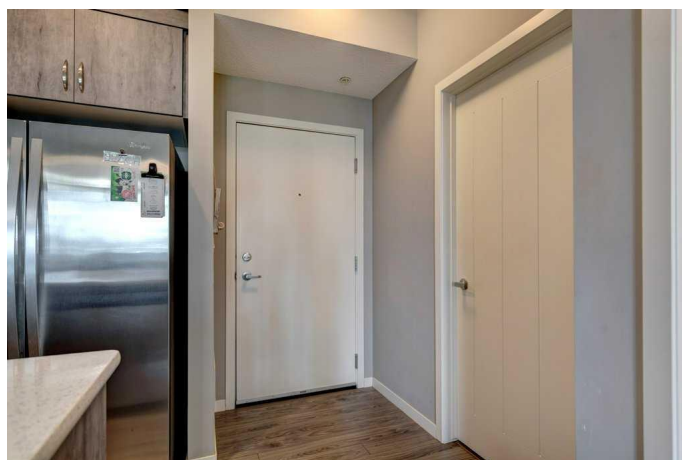
Built in 2016

## Essential Information

MLS® # A2232190

Price \$350,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	416, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E5

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	June 18th, 2025
-------------	-----------------

Days on Market	21
Zoning	M-1 d75
HOA Fees	259
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office              Knag Real Estate & Property Management Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.