



GRASSROOTS
REALTY GROUP

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103, 6703 New Brighton Avenue SE
Calgary, Alberta

MLS # A2318359



\$309,000

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Closet wardrobe in primary, and storage closet in laundry.

WELCOME TO THIS BEAUTIFULLY UPDATED 2-BEDROOM, 2-BATHROOM CONDOMINIUM UNIT OFFERING THE PERFECT BLEND OF COMFORT, STYLE, AND CONVENIENCE! Ideally situated on the MAIN FLOOR, this bright and inviting home with 883.68 square feet of living space provides easy, stair-free access while showcasing a thoughtfully designed open-concept layout that maximizes both space and functionality. From the moment you step inside, you'll appreciate the abundance of natural light pouring through the OVERSIZED SOUTH-FACING WINDOWS, creating a warm and welcoming atmosphere throughout the day. The spacious living and dining areas flow seamlessly together, making the home ideal for everyday living and entertaining alike. At the heart of the home is a well-appointed kitchen featuring ample cabinetry, generous counter space, and a versatile CENTRE ISLAND that provides additional seating, meal preparation space, and a natural gathering spot for family and friends. Recent updates add tremendous value and peace of mind, including BEAUTIFUL NEW FLOORING (2024), a newer refrigerator, and a newer dryer. The neutral décor and modern finishes create a move-in-ready opportunity that will appeal to a wide range of buyers. The spacious PRIMARY BEDROOM serves as a private retreat, complete with a WALK-THROUGH CLOSET leading to a well-designed ENSUITE BATHROOM featuring a WALK-IN SHOWER. The generously sized SECOND BEDROOM offers excellent flexibility for guests, family members, a home office, or hobby space. A SECOND FULL BATHROOM ensures comfort and convenience for both residents and visitors. Completing the interior is a large LAUNDRY AND STORAGE ROOM, providing valuable additional space rarely found in condominium living. This home also includes the

highly desirable convenience of UNDERGROUND PARKING, keeping your vehicle protected from Calgary's changing seasons, along with a SECURE UNDERGROUND STORAGE LOCKER for seasonal items, sports equipment, and extra belongings. Whether you are a FIRST-TIME BUYER, DOWNSIZER, INVESTOR, or simply seeking a low-maintenance lifestyle, this exceptional property offers outstanding value and functionality. Located in a vibrant and well-established community, residents enjoy easy access to shopping centres, restaurants, grocery stores, medical services, fitness facilities, parks, walking pathways, public transit, and major commuter routes. The surrounding neighbourhood offers a strong sense of community while providing all the conveniences of urban living just minutes from your doorstep. With nearby green spaces, recreational opportunities, and everyday amenities, this location perfectly balances comfort, convenience, and lifestyle. FEATURING SOUTH-FACING EXPOSURE, UNDERGROUND PARKING, AND TWO FULL BATHROOMS, THIS IS A RARE OPPORTUNITY TO OWN A STYLISH AND LOW-MAINTENANCE HOME IN A HIGHLY DESIRABLE LOCATION. DON'T MISS YOUR CHANCE TO MAKE IT YOURS!