



GRASSROOTS
REALTY GROUP

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115, 6603 New Brighton Avenue SE
Calgary, Alberta

MLS # A2325190



\$329,900

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: TV wall mount(s)

Welcome to the amenity-filled community of New Brighton, where this beautiful two bedroom and two bathroom condo is waiting for you! Tasteful finishes make this main floor unit nice and bright with white kitchen cupboards and countertops, vinyl plank and tile flooring throughout, and large windows leading to your shaded patio where you can enjoy the summer evenings. The primary bedroom has enough space for a king-size bed, and a walk-through closet leading to a three-piece ensuite. The living room area features air conditioning and lots of room for both furniture and entertaining. The second bedroom, located next to the main bathroom, is a good size and features lots of natural light. Plenty of storage space is available in the large laundry room right off the entrance. Outdoors, enjoy a park-like setting with green spaces galore on all sides of the building. Make this great unit in New Brighton your next home, and enjoy all the family-friendly community amenities, including a clubhouse (featuring volleyball, tennis, and basketball courts, plus a splash park in the summer and skating rink in winter), bike and walking paths, ponds and parks. Easy access to McKenzie Towne, 130th Ave, South Health Campus, and the Seton YMCA. Book a viewing today!