



GRASSROOTS
REALTY GROUP

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402, 6603 New Brighton Avenue SE
Calgary, Alberta

MLS # A2328909



\$332,800

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	M1-d75
Utilities:	-

Inclusions: NA

Perched on the TOP FLOOR of a beautifully maintained building, this 2-bedroom, 2-bathroom condo delivers the kind of peaceful, elevated living that's nearly impossible to find at this price point. FACING INWARD toward the courtyard and park — NOT THE STREET — this home trades traffic noise for birdsong and green space, and it shows in every window. Step inside and rich wood-toned flooring carries you through an open-concept layout bathed in natural light from wall-to-wall windows. The living room stretches out in comfort, and a private balcony just steps away — your own front-row seat to the treetops and rooftops beyond. The kitchen is the true showstopper: a sprawling QUARTZ ISLAND anchors the space, wrapped in clean white shaker cabinetry and a full stainless steel appliance package — electric range, French-door refrigerator with water and ice dispenser, and a built-in microwave hood fan tucked neatly overhead. Pendant lighting drops low over the island, setting the scene for morning coffee, casual dinners, or entertaining guests who won't want to leave. Retreat down the hall to the primary suite, a calm and spacious escape featuring a generous walk-in closet with built-in organizers and a private ensuite finished with QUARTZ COUNTERS and a sleek undermount sink. The second bedroom offers effortless flexibility — home office, guest room, or both — just steps from a second full bathroom with the same crisp, contemporary finishes found throughout. Everyday living stays simple with in-suite laundry and a walk-in storage closet for all your seasonal gear. And then there's the detail every buyer dreams of: TWO UNDERGROUND PARKING STALLS, — no shuffling schedules, no scraping windshields, ever. Outside your door, the complex unfolds into a resort-style courtyard of manicured lawns,

mature trees, and winding pathways that lead straight to a sparkling community pond, where paddling ducks and quiet evening strolls are simply part of daily life. Beyond the courtyard, New Brighton spreads out as one of SE Calgary's most walkable, family-friendly communities — minutes from shopping, schools, parks, and quick access into the city, yet tucked away enough to feel like a retreat every time you come home. TOP FLOOR. PARK-FACING. TWO PARKING STALLS. PEACEFUL SURROUNDINGS that feel worlds away from the everyday. This is the one you've been waiting for — book your showing today.