

\$365,000 - 110, 6603 New Brighton Avenue Se, Calgary

MLS® #A2132235

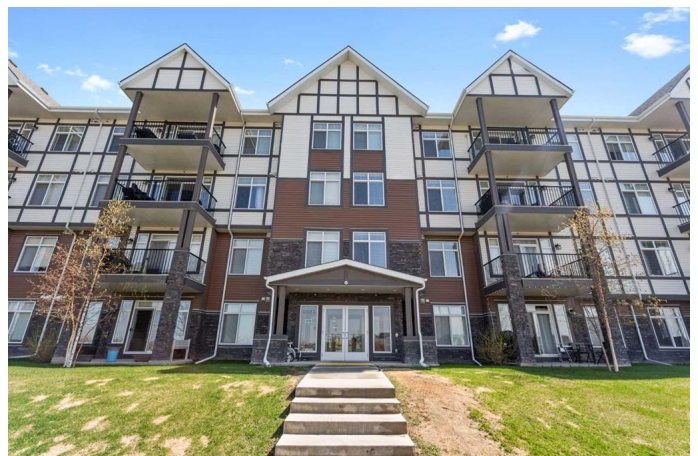
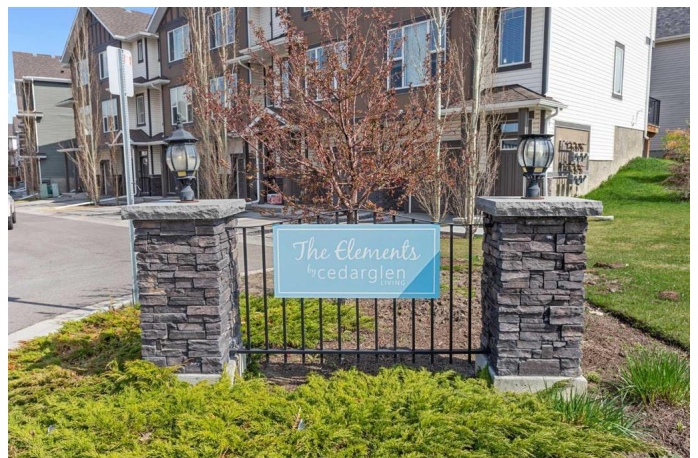
\$365,000

2 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

With 2 PARKING STALLS, a LARGE KITCHEN, A/C & a massive laundry room, this unit would be PERFECT for SO MANY BUYER TYPES especially because of this LOCATION. New Brighton is a community in Calgary's SE quadrant, you have charming biking paths/walking trails surrounding beautiful ponds & I love the amenities INSIDE & JUST OUTSIDE of New Brighton. On 130th you have everything you could need, on 52nd + along McKenzie Towne you have even MORE & walking distance you have a plaza w/ more shops + the Copperfield stores nearby. Living here, you'll get to enjoy the NB Community Center, where you'll find a Clubhouse - perfect for birthday parties, a splash park, a skating rink, various sporting courts; new playgrounds, established schools & The NB Athletic park for summertime fun. You've got quick access to Deerfoot & Stoney Trail + there is an express bus taking you downtown & the future Green Line train station coming nearby. OK, enough about the community, LET'S GET TO THE UNIT! Welcome to the Elements a development built by the reputable builder Cedarglen. Upon reaching building 6603, you'll find a spacious lobby & down the hall you'll reach Unit 110. WELCOME TO YOUR NEW HOME. Upon entering you'll love your BIG WINDOWS w/ views of a green space & pond across the street. You have 9ft ceilings & one of my favourite features is THIS KITCHEN w/ upgraded espresso wooden



cabinets, brushed chrome hardware & notice that your cabinets go all the way to the ceiling? You have a subway tile backsplash, TONS of storage & a large island. With a sink on your island, you'll always be a part of everything going on & entertaining will be a breeze. You have white quartz countertops, SS appliances + a PANTRY. As you head to your living room, you'll appreciate your light, wide plank laminate flooring & your large living room w/ sliding doors onto your patio. Perfect if you have a pet. Your patio has a Gas BBQ hookup & trees for privacy. You also have a NEW Lennox A/C unit ensuring comfort & on opposite sides of each other, you'll find 2 room. The Primary Bedroom fits a queen bed w/ nightstands, you could even fit a king; there's a TV mount in place & from your bed, you'll catch views of walkout homes across the street. You have a door leading to your walk-through closet w/ closet organizers on BOTH sides & your ensuite ft. a big shower & a vanity w/ quartz countertops. Across the hall, you'll find a 2nd bedroom ft. a beautiful nursery, but given its size, this room could be used for whatever you need! You have a 2nd bathroom ft. a deep tub, medicine cabinet & plenty of counter space & outside this room, you have an IMPRESSIVE LAUNDRY ROOM w/ a side-by-side washer/dryer & STORAGE GALORE. Assigned PARKING x 2 - UNDERGROUND parking stall #179 w/ a storage cage & secured bike storage in the parkade, PLUS OUTDOOR STALL #10 + visitor parking. With a beautiful courtyard just outside of your building, your CONDO FEES COVER EVERYTHING BUT ELECTRICITY & this is a pet-friendly building - WATCH VIDEO!

Built in 2016

Essential Information

MLS® #	A2132235
Price	\$365,000
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	110, 6603 New Brighton Avenue Se
Subdivision	New Brighton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Utilities	Electricity Not Paid For
Parking Spaces	2
Parking	Assigned, Electric Gate, Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Underground
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	Central Air
Fireplaces	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 14th, 2024
Days on Market	29
Zoning	M-1 d75
HOA Fees	266.96
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.