



GRASSROOTS
REALTY GROUP

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103, 6703 New Brighton Avenue SE
Calgary, Alberta

MLS # A2259138



\$318,800

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	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, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage		

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

Welcome Home! Step into comfort and convenience with this beautifully updated 2 bedroom, 2 bathroom condo — a rare find that checks all the boxes! Located on the main level for easy access, this bright and airy home boasts a clean, modern design and a south-facing exposure that floods the space with natural sunlight through oversized windows. The open-concept layout is perfect for both relaxing and entertaining, with a stylish kitchen island that offers extra seating and prep space. You'll love the new flooring (2024) and appreciate the well-kept appliances, including a 2-year-old fridge and a 3-year-old dryer. The spacious primary suite is a true retreat, featuring a walk-through closet that leads to your very own private ensuite with a sleek walk-in shower. A generously sized second bedroom, a second full bath, and a large laundry/storage room provide plenty of space and flexibility for guests, hobbies, or a home office. And don't worry about winter mornings—underground parking means your car stays warm and snow-free all year round. You'll also love the bonus of secure underground storage for your seasonal items or extra belongings. Whether you're downsizing, investing, or just starting out, this condo offers the perfect blend of style, function, and comfort. Come see for yourself—this one won't last long!