



GRASSROOTS
REALTY GROUP

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**311, 6603 New Brighton Avenue SE
Calgary, Alberta**

MLS # A2279871



\$319,900

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, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: Slatted Blinds, TV Mount

Welcome to this light-filled and beautifully designed 2-bedroom, 2-bathroom condo in the highly sought-after community of New Brighton. Offering a fantastic layout with 9-foot ceilings and triple-pane windows, this bright and airy unit is filled with natural light and designed for comfortable, modern living. The open-concept kitchen is a true standout, featuring a spacious 7-foot island with quartz countertops, stylish tile backsplash, stainless steel appliances, and ample cabinetry—perfect for cooking, entertaining, or casual dining. The kitchen flows seamlessly into the dining and living areas, creating an inviting space to relax or host guests. Step out onto your private balcony and enjoy peaceful pond and mountain views, stunning sunsets, and the convenience of a BBQ gas hookup—an ideal outdoor retreat. Inside, durable laminate flooring enhances the main living areas, while both generously sized bedrooms offer plush comfort. The primary suite is complete with twin closets and a large ensuite featuring an oversized walk-in shower. A second spacious bedroom and full bathroom make this home ideal for guests, roommates, or a home office. Additional features include in-suite laundry with full-size machines and extra storage, along with additional storage conveniently located by the heated underground parking. Central air conditioning ensures year-round comfort. Beyond the home itself, residents enjoy access to the incredible New Brighton Community Centre, which offers a waterpark, two outdoor skating rinks, and tennis/pickleball courts. Ideally located close to South Trail Crossing, South Health Campus, schools, playgrounds, and scenic walking paths, with easy access to Deerfoot and Stoney Trail, this home delivers the perfect balance of convenience, lifestyle, and community. Don't miss your opportunity to call this beautiful home your own.

Schedule your showing today!