

# \$279,000 - 317, 6603 New Brighton Avenue Se, Calgary

MLS® #A2222557

**\$279,000**

2 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

This stunning third-floor, 2-bedroom unit is located in the highly sought-after, kid- and pet-friendly Elements of New Brighton community. Facing a quiet courtyard, this home offers peace and privacy, along with one of the largest balconies in the building—perfect for morning coffees, evening barbecues, or relaxing weekends soaking up the sun. The unit is filled with natural light and features soaring ceilings, designer finishes, and a spacious open-concept layout that feels both stylish and comfortable. The bright living room offers a welcoming space to unwind, with clear sightlines that make entertaining family and guests easy and enjoyable. The kitchen is beautifully designed and highly functional, featuring a large peninsula breakfast bar, quartz countertops, stainless steel appliances, a classic subway tile backsplash, and sleek cabinetry. Both bedrooms are generously sized, full of sunlight, and share a modern 4-piece bathroom that matches the elegant aesthetic of the home. Located just steps from multiple schools, daycare centers, playgrounds, and a peaceful pond, this home is ideal for families and professionals alike. You™ll also enjoy quick access to 130th Avenue, where shopping, dining, and everyday conveniences are just minutes away. With low condo fees and access to fantastic community amenities—including a clubhouse, spray park, ice rink, and multiple sports courts—this home offers unbeatable value in



a well-managed complex. Don't miss your chance to own this exceptional unit book your showing today!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222557          |
| Price          | \$279,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 635               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 317, 6603 New Brighton Avenue Se |
| Subdivision | New Brighton                     |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 5E5                          |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Stall                                                  |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, High Ceilings, No Animal Home, No Smoking Home                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s) |
| Heating           | Baseboard                                                                                                        |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Courtyard, Playground |
| Roof              | Asphalt                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | M-1            |
| HOA Fees       | 259            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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