

# \$374,900 - 208, 6603 New Brighton Avenue Se, Calgary

MLS® #A2243269

**\$374,900**

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

New Brighton, Calgary, Alberta

Welcome to "The Elements" a popular Cedarglen built, low maintenance lifestyle development in the amenity rich community of New Brighton. Community Centre, water park, winter ice skating, play parks etc. Close to the Hospital, shopping, restaurants, schools & Fish Creek Park. Express bus to City Centre. This unit has a fabulous location with views from every principal room & the spacious balcony of a beautiful wetlands park with paved pathways to stroll through nature & enjoy picturesque views. Inside you will discover an open, airy plan featuring 9-foot-high ceilings & loads of light flooding in thru numerous large windows. Enjoy low maintenance vinyl plank flooring. 2 spacious bedrooms plus a den, 2 full baths, in unit laundry & storage room. The massive kitchen offers a plethora of modern cabinets, quartz countertops, stainless steel appliances & a large island with sit up breakfast bar. The spacious kitchen is open to the dining & great rooms creating the perfect space for entertaining. This is the 3rd largest floorplan in the development plus it comes with two parking stalls & storage cage, very rare to get!

Built in 2016

## Essential Information

MLS® # A2243269

Price \$374,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 984               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 208, 6603 New Brighton Avenue Se |
| Subdivision | New Brighton                     |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 5E5                          |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage |
| Parking Spaces | 2                                                                                             |
| Parking        | Off Street, Parkade, Stall, Titled, Underground, Leased, Plug-In                              |
| # of Garages   | 1                                                                                             |
| Waterfront     | Pond                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Elevator, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                            |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                                    |
| # of Stories      | 4                                                                                                                                                                                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Courtyard, Lighting, Storage |
|-------------------|---------------------------------------------------------------|

|              |                                               |
|--------------|-----------------------------------------------|
| Roof         | Asphalt                                       |
| Construction | Composite Siding, Concrete, Stone, Wood Frame |
| Foundation   | Poured Concrete                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 88              |
| Zoning         | M-1             |
| HOA Fees       | 267             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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