

207, 6703 New Brighton Avenue SE  
Calgary, Alberta

MLS # A2230221



## \$330,000

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

This stunning 2-bedroom, 2-bath condo in Elements of New Brighton offers breathtaking pond views, an open-concept layout, & a stylish kitchen with quartz counters, stainless steel appliances, & full-height cabinets. Enjoy 9-ft ceilings, fresh flooring, a large walk-in laundry room, & a private balcony with a gas BBQ hookup. The spacious primary suite features a walk-through closet & ensuite with a walk-in shower. Heated underground parking, storage, & pet-friendly—just steps to parks, schools, shops, transit, & the New Brighton Clubhouse. Don't miss out on this amazing condo.