

**114, 6703 New Brighton Avenue SE
Calgary, Alberta**

MLS # A2295263



\$309,900

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Soaking Tub, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 501

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: n/a

Step into this bright and well-kept 2 bedroom, 2 bathroom, pet friendly condo that really checks the boxes. Conveniently located on the main floor for easy access, this unit offers a functional open layout with a south-facing exposure that brings in plenty of natural light through the large windows. The kitchen features a central island with extra seating and prep space, opening into a comfortable living and dining area that works well for everyday living or entertaining. Just FRESHLY PAINTED with NEW CARPETS, the home is clean and move-in ready. The primary bedroom includes a walk-through closet leading to a private ensuite with a walk-in shower. The spacious second bedroom makes an excellent guest room or workspace. Beside the second bedroom is another full bathroom which offers the opportunity for a roommate. The large laundry room provides ample storage space. Underground heated parking keeps your vehicle protected year-round, and there's also secure storage for seasonal items. Whether you're a first-time buyer, investor, or looking to downsize, this is a solid, practical option in a well sought after neighbourhood. Living in New Brighton means you'll have access to the impressive New Brighton Club and Park, a year-round recreational facility that offers a variety of activities, such as tennis courts, a basketball court, a hockey rink, beach volleyball courts, and a clubhouse. Playgrounds and a range of fitness, educational, and creative programs are also available. A quick drive in either direction gets you to multiple amenities including restaurants, local pubs, a variety of grocery and hardware stores, and much more.