

**207, 6603 New Brighton Avenue SE**  
**Calgary, Alberta****MLS # A2219188****\$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>	891 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler**Floors:** Carpet, Laminate**Roof:** Asphalt Shingle**Basement:** -**Exterior:** Concrete, Vinyl Siding, Wood Frame**Foundation:** -**Features:** Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows**Water:** -**Sewer:** -**Condo Fee:** \$ 515**LLD:** -**Zoning:** M-1**Utilities:** -**Inclusions:** N/A

Welcome to this stylish 2-bedroom, 2-bathroom condo in the vibrant southeast Calgary community of New Brighton. With a large kitchen, oversized laundry room, and underground parking, this unit is a great fit for a wide range of buyers—especially given its unbeatable location. Surrounded by scenic walking and biking paths, beautiful ponds, and excellent nearby amenities, New Brighton offers a lifestyle that’s both convenient and connected. Just minutes from 130th Avenue, 52nd Street, McKenzie Towne, and local plazas, you’ll have everything you need within reach. Inside The Elements by Cedarglen, Unit 207 welcomes you with 9-foot ceilings and large windows overlooking green space and a pond. The bright, modern kitchen features white cabinetry to the ceiling, brushed chrome hardware, quartz countertops, stainless steel appliances, a pantry, and a large island with a sink—perfect for entertaining. The open living space flows to a private patio with a gas BBQ hookup and view of the pond. Bedrooms are separated for added privacy. The primary suite includes room for a king bed, a walk-through closet with custom organizers, and a sleek ensuite with a large shower and quartz vanity. The second bedroom is spacious and near a full bathroom with a deep tub and ample counter space. You’ll love the massive laundry room with a side-by-side washer and dryer plus tons of storage. The unit comes with an underground parking stall, a storage cage, and secure bike storage. This pet-friendly building features a lovely courtyard, and condo fees include everything except electricity. Residents also enjoy access to the New Brighton Community Center, complete with a clubhouse, splash park, skating rink, playgrounds, sports courts, schools, and the NB Athletic Park. Commuters benefit from quick access to Deerfoot and Stoney Trail, an

express bus to downtown, and eventually a Green Line LRT station.