

**208, 6603 New Brighton Avenue SE  
Calgary, Alberta**

**MLS # A2216382**



**\$389,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Plug-In, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt

**Basement:** -

**Exterior:** Composite Siding, Concrete, Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Closet Organizers, Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 601

**LLD:** -

**Zoning:** M-1

**Utilities:** -

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!