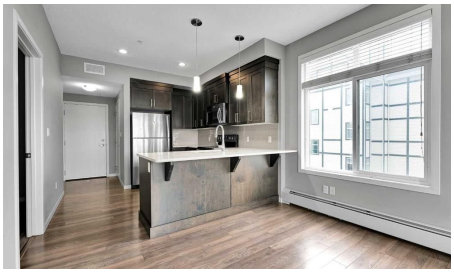
305 6703 New Brighton Avenue SE

Calgary | Active | MLS® A2326326

$245,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2015**	**600 sq. ft.**

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Listed by 2% Realty

A closer look

**Price has been improved ** BRIGHT CORNER UNIT | 2 BEDROOMS | 600 SQ. FT. | POND VIEWS | 9-ft. ceilings | PARKING + STORAGE
Fantastic value in the heart of New Brighton! This modern 2-bedroom end unit offers 600 sq. ft. of thoughtfully designed living space with extra large windows that fill the home with natural light. The stylish kitchen features quartz countertops, dark cabinetry, stainless steel appliances, and a peninsula with an eating bar-perfect for everyday living and entertaining. The open-concept living area extends to a sunny covered balcony with a BBQ gas line, where you can relax while enjoying peaceful views of the pond and surrounding green space. The spacious primary bedroom overlooks the pond, while the second bedroom is similar in size and also offers a generous closet. The 4-piece bathroom is finished with quartz countertops and includes a deep soaker tub with a shower. Additional highlights include in-suite laundry, laminate flooring throughout the main living areas, tile flooring in the bathroom, an assigned surface parking stall (#36) conveniently located near the front entrance, a storage locker (#8) in the parkade, and access to a secure bicycle storage room. This well-managed, pet-friendly complex (board approval required) offers low condo fees and an unbeatable location close to parks, schools, shopping along 130 Avenue and High Street, transit, and quick access to Deerfoot Trail and Stoney Trail. Residents also enjoy exclusive access to the New Brighton Residents Association, which features year-round amenities including a splash park, tennis courts, volleyball courts, a hockey rink, fitness programs, and a variety of community events. An excellent opportunity for first-time buyers, investors, or anyone seeking a bright, low-maintenance home in a thriving community. Shows beautifully-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326326
Bedrooms	2
Bathrooms	1
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	600 sq. ft.
Main Level Finished Area:	600 sq. ft.
Condo Fee:	$343.22
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1512676
Heating:	Baseboard
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Outside, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$278.21
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Elements
Community:	New Brighton
Amenities:	Bicycle Storage, Elevator(s), Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 13'2" × 10'11" ·
Main Floor	Kitchen · 11'8" × 7'6" ·
Main Floor	Bedroom - Primary · 10'7" × 9'10" ·
Main Floor	Bedroom · 9'10" × 9'8" ·

Main Floor	Laundry · 6'5" × 3'3" ·
Main Floor	Balcony · 11'9" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1 d75
Listed Date:	Jul 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-6703-new-brighton-avenue-se-calgary-a2326326/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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