



THE
A-TEAM

**RE/MAX
FIRST**

2600 66 Street #2316, Calgary T1Y6M7

MLS® #: **A2122941**

Area: **Pineridge**

Listing Date: **04/19/24**

List Price: **\$319,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **836**
Low Sqft:
Ttl Sqft: **836**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Laminate Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`11" x 10`8"
Kitchen	Main	9`11" x 8`7"
4pc Ensuite bath	Main	7`9" x 4`11"
Dining Room	Main	10`4" x 14`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`2" x 11`11"
Living Room	Main	13`7" x 15`3"
4pc Bathroom	Main	4`11" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$528

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d62

Legal Desc: **0111484**

Remarks

Pub Rmks:

Step into your new sanctuary at Pineridge, where every glance out the window reveals breathtaking views and every corner invites relaxation. This top-floor condo isn't just a residence; it's a haven, offering a spacious layout and an array of amenities within walking distance that redefine stress-free living. Nestled within the vibrant Pineridge community, this condo embraces convenience with open arms. Imagine waking up to the sun streaming through the large windows, illuminating the serene surroundings of the central courtyard. With the condo fee covering essentials like electricity, gas, heat, water, and sewer, settling into your new abode is as effortless as it gets. Inside, discover a thoughtfully designed space that caters to your every need. Two generous bedrooms, strategically placed at opposite ends of the unit, ensure privacy and tranquility. The primary bedroom boasts its own en suite, complete with a rejuvenating shower & tub combo—an ideal retreat after a long day. Entertaining is a breeze in the expansive living room. Host friends and family in the spacious dining area, while the open-concept kitchen beckons aspiring chefs with its abundance of cabinets and intuitive layout. Modern and neutral tones throughout the condo create an inviting atmosphere, complemented by a few updated lighting features that add a touch of elegance. Additional storage space and in-suite laundry further enhance the unit's appeal, ensuring that every convenience is at your fingertips. Whether you're searching for your dream home or a savvy investment opportunity, this condo ticks all the boxes. Don't let this chance slip away—schedule your viewing today and discover the unparalleled charm of Pineridge living.

Inclusions:
Property Listed By:

n/a
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











