



THE
A-TEAM

**RE/MAX
FIRST**

107 PINEMONT Bay, Calgary T1Y 2V7

MLS® #: **A2123325** Area: **Pineridge** Listing Date: **04/16/24** List Price: **\$299,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **525**
Low Sqft:
Ttl Sqft: **525**

DOM

33
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,No Neighbours Behind,Level**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`6" x 9`9"	Kitchen	Main	11`9" x 7`5"
Living Room	Main	14`6" x 16`8"	4pc Bathroom	Basement	7`4" x 6`11"
Bedroom	Main	10`4" x 13`6"	Bedroom	Main	9`9" x 12`1"

Legal/Tax/Financial

Condo Fee: **\$286** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc:	7511013	Fee Freq: Monthly	Remarks
Pub Rmks:	This is the one you've been waiting for! Sit back, relax & enjoy your beautiful & spacious END UNIT home offering 2 Bedrooms and 1 bath, high ceilings, bright open floor plan with spacious rooms, and loads of natural light. This home comes with assigned parking and an EN-SUITE laundry. Enjoy the backyard where you can relax and escape the hustle and bustle of city life. EASY ACCESS to dining, shopping, transit , park, playground and other amenities. The only thing missing from this home is YOU! ***VIRTUAL TOUR AVAILABLE***		
Inclusions:	None		
Property Listed By:	Royal LePage Benchmark		

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





