



THE
A-TEAM

**RE/MAX
FIRST**

6635 25 Avenue #1318, Calgary T1Y 7K9

MLS®#: **A2165876**

Area: **Pineridge**

Listing Date: **09/15/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **974**
Low Sqft:
Ttl Sqft: **974**

DOM

67
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Parkade,Secured,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 8`7"	Dining Room	Main	11`10" x 13`7"
Living Room	Main	15`7" x 12`5"	Bedroom - Primary	Main	11`3" x 14`1"
4pc Ensuite bath	Main	7`5" x 4`11"	Bedroom	Main	11`11" x 10`3"
3pc Bathroom	Main	7`6" x 5`1"	Foyer	Main	8`4" x 6`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$642

Fee Simple

M-C1 d73

Fee Freq:

Monthly

Legal Desc: 0111226

Remarks

Pub Rmks: **Your new home is waiting for your personal touch. Virtual staging has been done to show the potential for this 2 bedroom, 2 bathroom, top floor, end unit. As you enter the unit you will notice the open floor plan layout with lots of windows allowing for natural light. The kitchen offers plenty of counter space which opens up to the dining and living room. The dining room is big enough to have a full size dining suite. There is a full size in-suite laundry as well as large pantry to store your groceries. The spacious Primary bedroom offers a walk-through closet as well as 4 piece ensuite with soaker tub. The second bedroom is next to main 3-piece bathroom which boasts a walk-in shower. There is lots of storage within the unit as well as separate storage on the balcony. The balcony is one of the best features of this unit as you can use it almost year round. There is one underground titled parking spot #25 as well as visitor surface parking. Book your showing now. This unit is priced to sell and won't last long.**

Inclusions: N/A

Property Listed By: Royal LePage Mission Real Estate

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





