



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6635 25 Avenue #1214, Calgary T1Y7K9**

MLS®#: **A2168078**

Area: **Pineridge**

Listing Date: **09/27/24**

List Price: **\$294,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **845**  
Low Sqft:  
Ttl Sqft: **845**

DOM

**67**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Playground,Tennis Court(s)**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 10`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`9" x 14`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 9`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$624**

Title:  
**Fee Simple**

Zoning:  
**M-C1 d73**

Fee Freq:  
**Monthly**

Legal Desc: **0111226**

Remarks

Pub Rmks: **Fully renovated two bedroom/two bath unit in a quiet well managed building and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & SUNNY south facing unit offers nearly 850sqft of impeccable living space in an open & airy main living area presenting a spacious living room which flows really well with the casual dining area and well-equipped kitchen with plenty of storage space & newer stainless steel appliances. The master bedroom features a walk-thru closet & tranquil 4 piece ensuite. Bedroom two could be used as a guest or children's room or office and is adjacent to the main 4pc bathroom. Brand new renos include an upgraded kitchen, stylish décor, paint & vinyl plank flooring. Condo fees include all utilities and two underground titled parking stalls.**

Inclusions: **N/A**

Property Listed By: **MaxWell Capital Realty**

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







