



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

127
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>
Living Room	Main	11`9" x 10`0"	Bedroom - Primary	Main	12`1" x 10`7"
Dining Room	Main	18`9" x 14`0"	Bedroom	Main	12`0" x 10`4"
Kitchen	Main	9`11" x 9`0"	4pc Ensuite bath	Main	7`9" x 5`0"
4pc Bathroom	Main	8`7" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$624

Title:
Fee Simple

Zoning:
M-C1 d73

Legal Desc: 0111226

Fee Freq:
Monthly

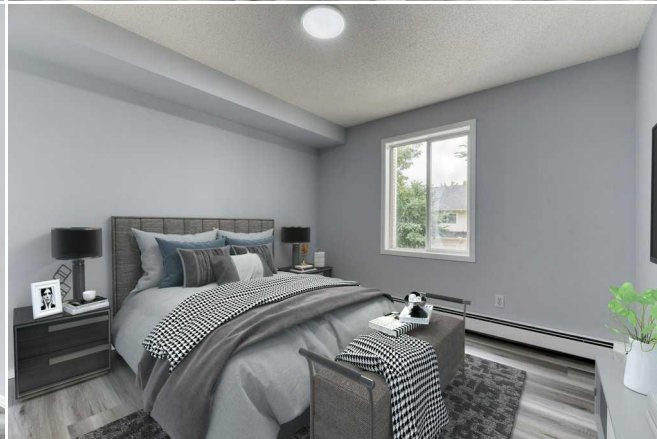
Remarks

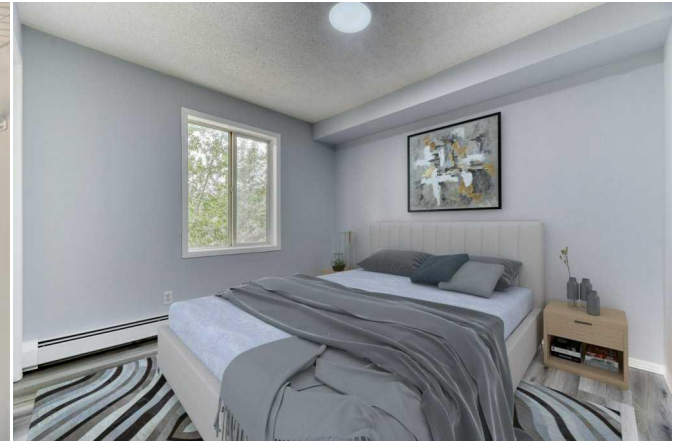
Pub Rmks: Fully renovated two bedroom/two bath unit in a quiet well managed building and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & SUNNY south facing unit offers nearly 850sqft of impeccable living space in an open & airy main living area presenting 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





1214-6635 25 Ave NE, Calgary, AB

Main Floor Exterior Area 888.57 sq ft
Interior Area 864.98 sq ft



0 3 6 ft

PREPARED: 2024/05/07

White regions are excluded from total floor area in GUSICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





