



THE
A-TEAM

**RE/MAX
FIRST**

6635 25 Avenue #1301, Calgary T1Y 7K9

MLS®#: **A2176164** Area: **Pineridge** Listing **11/07/24** List Price: **\$279,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$20k, 12-Nov** 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: **975**
 Low Sqft:
 Ttl Sqft: **975**

DOM
13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard,Boiler,Natural Gas** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Elevator,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$700** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0111226**

Remarks

Pub Rmks: **Price slashed for quick sale, estate sale, probate acquired. Coveted Top Floor NW corner unit, 2 Titled underground parking stalls, 2 bedrooms, 2 full baths, over 150 sqft of covered spacious balcony (includes a secure outdoor storage room) overlooking complex park. Very private setting. In-Suite laundry and a storage room/pantry. Updated laminate flooring, freshly painted ceilings and walls, updated kitchen appliances (Stove, Fridge, dishwasher, microwave/hoodhan) and washer/dryer, new light fixtures, new main toilet, towel and paper holders, new window blinds. Remodeled kitchen island with quartz counter-tops, breakfast bar removed to enlarge counter space. Acrylic Resin kitchen sink and faucet. Large master bedroom w/ walk-thru closet and a 4 pce Ensuite. spacious second bedroom and a second 4 pce bath on main level close to 2nd BR. Condo fees include all utilities: Heat, Electric, Water/Sewer.**

Inclusions: **Any furniture left in unit at time of offer may be available to buyer**

Property Listed By: **RE/MAX Real Estate (Central)**

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











