



THE
A-TEAM

**RE/MAX
FIRST**

2600 66 Street #2203, Calgary T1Y7L1

MLS®#: **A2188990**

Area: **Pineridge**

Listing Date: **01/21/25**

List Price: **\$270,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **860**
Low Sqft:
Ttl Sqft: **860**

DOM

11
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 13`8"
Entrance	Main	11`5" x 4`5"
Dining Room	Main	10`5" x 11`5"
Laundry	Main	6`3" x 5`6"
Balcony	Main	8`2" x 12`8"

Room	Level	Dimensions
Bedroom	Main	10`2" x 12`3"
Kitchen With Eating Area	Main	8`3" x 10`5"
Living Room	Main	13`6" x 12`11"
4pc Bathroom	Main	4`11" x 8`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$539

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: **0111484**

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom, 1-bath apartment that features an open floor plan and plenty of natural light. The Kitchen features GRANITE COUNTERTOP, STAINLESS STEEL APPLIANCES. The 4 piece bath features full height TILE TUB BACKSPLASH, GRANITE countertop on the vanity and a JETTED TUB. The condo fee covers all your utilities including Electricity, Heat, Water and Insurance. It come with outside parking stall plus the ample street parking. Located in a quiet, yet centrally located community close to schools, parks, and shops. Whether you're a first-time buyer or looking to downsize, this property is a must-see!**

Inclusions: **None**
Property Listed By: **DreamHouse Realty Ltd.**

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









