



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2600 66 Street #2313, Calgary T1Y 6M7**

MLS®#: **A2191227**

Area: **Pineridge**

Listing Date: **02/15/25**

List Price: **\$269,900**

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:

Access:

Lot Feat:  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **850**  
Low Sqft:  
Ttl Sqft: **850**

DOM

**7**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,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>14`6" x 13`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 10`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`3" x 3`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$529**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0111484**

Remarks

Pub Rmks: **Nestled in the community of Pineridge in a quiet location close to amenities, shopping, schools, public transit & major routes is where you will find this well managed building that is an ideal choice for young professionals or a small family just starting out. This well maintained 2 bedroom/2 bath TOP FLOOR UNIT offers tons of NATURAL LIGHT from the WEST FACING balcony & windows overlooking the parking lot and your stall close to the main entrance. The open floor plan features a huge living room with gas fireplace that flows seamlessly into the spacious dining area and well-equipped kitchen with lots of cupboard & counter space. The bedrooms & bathrooms are nicely separated by the common living area and there's also a good sized laundry/storage room with a stacked washer/dryer. The master bedroom features a walk-thru closet & 3pc ensuite bath and the spacious second bedroom is conveniently located next to the 4pc bathroom. This unit is ideal for a savvy investor seeking rental income potential as it comes with a long-term tenant paying good rent and the condo fees include all utilities.**

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**







