



THE
A-TEAM

**RE/MAX
FIRST**

6635 25 Avenue #1213, Calgary T1Y 7K9

MLS® #: **A2198788**

Area: **Pineridge**

Listing Date: **03/06/25**

List Price: **\$283,500**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 12-Apr**

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: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

45

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Electric Gate,Enclosed,Garage Door Opener,Heated Garage,Insulated,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`1" x 8`2"
Living Room	Main	16`10" x 12`10"
Bedroom	Main	12`2" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`3" x 10`2"
Bedroom - Primary	Main	13`7" x 11`4"
4pc Bathroom	Main	8`8" x 4`9"

Legal/Tax/Financial

Condo Fee:
\$578

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0111226**

Remarks

Pub Rmks:

ALL Utilities Included...Fully renovated (Not all renovations are equal) Surrounded for new Townhouses, this 2-bedroom, 1-bathroom apartment in the highly sought-after community of Pineridge is a perfect blend of style, comfort, and convenience. Offering more than 865 sq. ft. of impeccable living space, this home is move-in ready. As you enter, you are immediately greeted by an open-concept layout that allows natural light to flood the space, creating a bright and airy atmosphere. The spacious living room flows seamlessly into the dining area, which is large enough to accommodate a full-size dining suite. The fully renovated kitchen is a chef's dream, featuring brand-new stainless-steel appliances, quartz countertops, a stylish backsplash, and plenty of counter space. The kitchen peninsula has been remodelled to enlarge the counter area, perfect for cooking and entertaining. The primary bedroom is generously sized with a large closet and besides a beautifully renovated 4-piece washroom. The second bedroom is equally spacious and can be used as a guest room, home office, or child's room. Enjoy the added convenience of an in-suite laundry room with plenty of storage space. One of the standout features of this condo is the large, covered balcony—ideal for outdoor entertaining or simply relaxing. With ample room for patio furniture, you can enjoy the outdoors year-round, surrounded by mature trees that gives you the privacy and beauty of nature. This unit comes with one titled, underground, heated parking stall, and additional visitor parking available, right outside the entrance of building 1000. Best of all, the monthly condo fee includes ALL utilities—heat, water, electricity, and even professional management, making budgeting a breeze! Located with easy access to Stoney Trail & Trans-Canada, and public transit, this condo offers seamless connectivity to the city while providing a peaceful retreat. Within walking distance to shopping centers, schools, parks, and playgrounds, everything you need is just around the corner. Whether you're a first-time homebuyer, downsizing, or looking for an excellent investment opportunity, this condo has it all. With its recent updates including brand new kitchen appliances, laminate flooring, fresh paint, and updated fixtures, you can move in with confidence knowing everything has been taken care of. Book your showing today! This unit is priced to sell quickly and won't last long. Don't miss your chance to own this charming and well-maintained home in a fantastic location!

Inclusions:
Property Listed By:

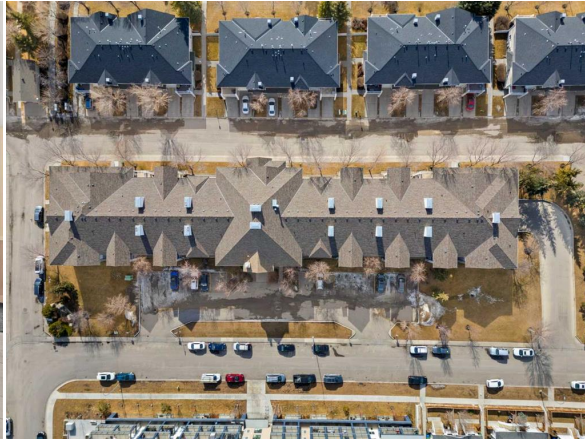
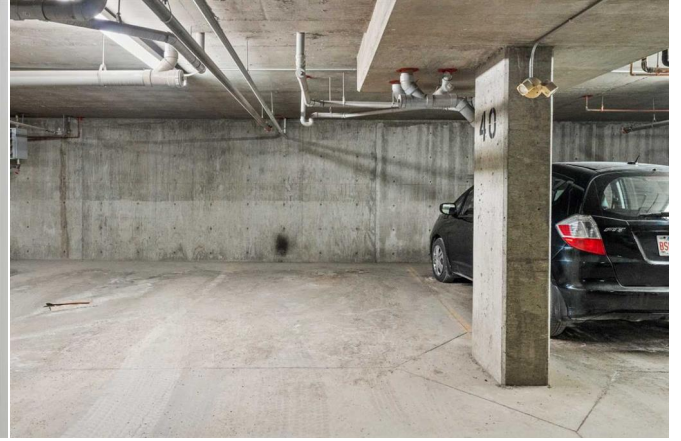
N/A
RE/MAX House of Real Estate

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











1213-6635 25 Ave NE, Calgary, AB

Main Floor Interior Area 854.54 sq ft



0 2 4

PREPARED: 20250501



While regions are included from total floor area in GDSSE, floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.