

**1301, 6635 25 Avenue NE**  
**Calgary, Alberta**

**MLS # A2330654**



**\$298,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 974 sq.ft.                         | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                               |                   |        |
|--------------------|---------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Natural Gas                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                             | <b>Condo Fee:</b> | \$ 720 |
| <b>Basement:</b>   | -                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** BUILT IN STORAGE IN DINING ROOM

2 Bedrooms, 2 Bathrooms and 2(!!!!) Underground Parking Stalls. Looking for a home? Look no further. This highly coveted top floor, end unit can be all yours! Walk into this spacious unit and you are welcomed with beautiful laminate flooring and into the open living space. Make yourself at home with a large living room, spacious kitchen with ample storage, quartz countertops and all stainless steel appliances. The dining area provides enough space for a large table, where you can host many guests and be comfortable! The primary bedroom provides a good amount of space and has a walk through closet, as well as a 4 piece ensuite. Another good size bedroom and a 2nd 4 piece bathroom, as well as in-suite laundry, wrap up the inside of this amazing unit. Head on out to the massive L-shaped balcony, and enjoy a nice breeze on those hot summer days. Also on the balcony, you will find a separate storage room, perfect for storing a bike, patio furniture, or just anything extra that you need tucked away. Tired of high utility bills? Stress no more, as the condo fees cover heat, water AND electricity. Down in the underground parkade, is where you will find not 1 but 2 titled parking stalls, side-by-side. This unit is the perfect place to call home for a new home buyer, a small family, or anyone looking to downsize from a house to an apartment, to start saving some money! Call your favorite REALTOR® today to book a showing!