

1205, 6635 25 Avenue NE
Calgary, Alberta

MLS # A2340638



\$249,900

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1 d62
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: N/A

****OPEN HOUSE - SUNDAY AUGUST 30TH: 1PM - 3PM** BEAUTIFULLY RENOVATED APARTMENT: 2 BEDROOM & 2 FULL BATHROOM (EN-SUITE INCLUDES STANDING SHOWER!), HEATED UNDERGROUND PARKING! CONDO FEE INCLUDES ALL UTILITIES: HEAT, WATER & ELECTRICITY!** Step into this stunning home and be greeted by a bright, open-concept apartment that is complemented by the LUXURY VINYL PLANK FLOORING throughout. Look at the kitchen: A BRAND NEW STAINLESS STEEL APPLIANCE PACKAGE COMPLETE WITH WARRANTIES. The kitchen is beautifully finished with quartz countertops and offers ample counter space, including a breakfast bar — perfect for any home chef! The kitchen flows seamlessly into the spacious living room, thoughtfully designed to accommodate full-sized living room furniture. From the living room, you'll enjoy access to your spacious, covered private balcony, ideal for summer BBQs! The primary bedroom easily fits a large bed and all your furniture, and features a full ensuite bathroom with a standing shower. The second bedroom is generously sized and can comfortably host a queen-sized bed plus additional furniture. The second full bathroom includes a full bathtub — perfect for relaxing, warm baths on cozy winter nights. Completing this exceptional unit is an in-suite laundry room with extra storage space. Enjoy the comfort of your heated underground parking stall — no more scraping snow off your car in winter! Own 2 cars? You have the option to rent a 2nd underground stall from the condo management for \$70/month (subject to availability), plus ample street parking around the building. For your guests, there is plenty of visitor parking. The location can't be beat! Easy access to anywhere in Calgary, just minutes from both Stoney Trail

and the Trans-Canada Highway. The community offers VILLAGE SQUARE LEASURE CENTRE & LIBRARY, all schools (K-6, 7-9 & 10-12), parks/playgrounds, and retail/restaurants, all within walking distance! HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!