

1318, 6635 25 Avenue NE
Calgary, Alberta

MLS # A2165876



\$295,000

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	975 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 642
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1 d73
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Your new home is waiting for your personal touch. Virtual staging has been done to show the potential for this 2 bedroom, 2 bathroom, top floor, end unit. As you enter the unit you will notice the open floor plan layout with lots of windows allowing for natural light. The kitchen offers plenty of counter space which opens up to the dining and living room. The dining room is big enough to have a full size dining suite. There is a full size in-suite laundry as well as large pantry to store your groceries. The spacious Primary bedroom offers a walk-through closet as well as 4 piece ensuite with soaker tub. The second bedroom is next to main 3-piece bathroom which boasts a walk-in shower. There is lots of storage within the unit as well as separate storage on the balcony. The balcony is one of the best features of this unit as you can use it almost year round. There is one underground titled parking spot #25 as well as visitor surface parking. Book your showing now. This unit is priced to sell and won't last long.