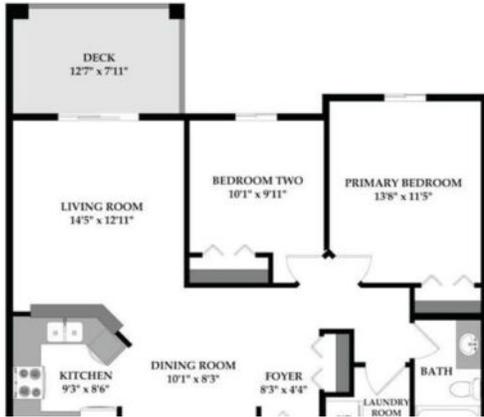


1213, 6635 25 Avenue NE
Calgary, Alberta

MLS # A2186657

\$250,000



Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	866 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan		

Inclusions: N/A

Are you a Contractor, Investor, or savvy First Time Home Buyer that doesn't mind putting in a bit of sweat equity to get your first home? This one might be the one for you! This is what most would consider a handyman special, and a bit of TLC is required, as the carpets do need to be replaced. This 2 Bedroom and 1 Bathroom unit features an open concept floor plan, with 866 sqft, and TITLED underground parking stall, and in suite laundry, it has everything you need. It is the perfect canvas for you to do some renovations and customize it to your liking. Conveniently located in Pineridge, its walking distance to many amenities, shopping, schools and major roadways. Please note that the condo fees include ALL UTILITIES. Call your Realtor and book your private showing today, with a bit of sweat equity, this could be a quick flip, or the start of your home ownership journey.