

**1213, 6635 25 Avenue NE**  
**Calgary, Alberta**
**MLS # A2198788**

**\$283,500**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Electric Gate, Enclosed, Garage Door Opener, Heated Garage, Ins		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

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! Don't miss your chance to own this charming and well-maintained home in a fantastic location!