

# \$283,500 - 1213, 6635 25 Avenue Ne, Calgary

MLS® #A2198788

**\$283,500**

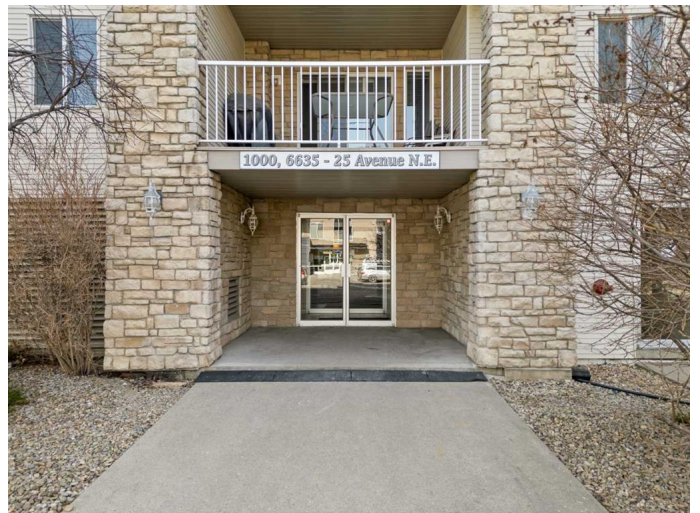
2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

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! This unit is priced to sell quickly and won't last long. Don't miss your chance to own this charming and well-maintained home in a fantastic location!

Built in 2001

### **Essential Information**

MLS® #	A2198788
Price	\$283,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	855
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1213, 6635 25 Avenue Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7K9

## Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Heated Garage, Insulated, Underground, Electric Gate, Enclosed

## Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	49
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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