



GRASSROOTS
REALTY GROUP

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1103, 6635 25 Avenue NE
Calgary, Alberta

MLS # A2309903



\$245,000

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	See Remarks	Water:	-
Floors:	Other, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Other, Stone	Zoning:	M-C1 d73
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

* JUDICIAL SALE * This property offers excellent potential for first time buyers, investors, or handy buyers looking for a great opportunity. This rare main floor unit has 2 bedrooms and 2 full bathrooms while having the convenience of no elevator access needed. This property also includes a titled parking stall and in unit laundry. The location is idea, close to Pinecliff Park, nearby shopping centers, transit, schools, and other everyday amenities. Utilities such as Electricity, heat, and water are all included in the condo fee, helping provide simple and more predictable monthly expenses. With strong potential and a functional layout, this property is a great opportunity to call home or add to a portfolio