



2310, 2600 66 Street NE  
Calgary, Alberta

MLS # A2296163



**\$279,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 539
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d62
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Laminate Counters		

**Inclusions:** None

Welcome to this bright and inviting top-floor condo in the established community of Pineridge an excellent opportunity for first-time buyers, investors, or those looking to downsize. This well-designed 2-bedroom, 1-bathroom unit offers a functional open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating a comfortable space for both everyday living and entertaining. The kitchen features an updated appliance package, providing a modern touch and added convenience. Enjoy the added privacy and quiet that comes with top-floor living, along with an abundance of natural light throughout the home. Step outside onto your large balcony perfect for morning coffee, relaxing evenings, or enjoying the view. Both bedrooms are generously sized with ample closet space, while the full bathroom is clean and functional. The unit is in a secure, well-maintained building, offering peace of mind and ease of ownership. Situated in Pineridge, you'll appreciate the proximity to schools, parks, shopping, transit, and major roadways, making commuting and daily errands effortless. A fantastic value in a convenient northeast location don't miss your chance to own this top-floor unit!