



**2203, 2600 66 Street NE
Calgary, Alberta**

MLS # A2300130



\$269,900

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d62
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Unit Key Fob

Quiet Living & Incredible Value in Pineridge – ALL UTILITIES INCLUDED IN CONDO FEES! Rarely do units become available in this meticulously maintained and peaceful condo building. Whether you are a FIRST TIME HOME BUYER LOOKING TO BUILD EQUITY or an INVESTOR LOOKING FOR A RENTER FAVORABLE LOCATION or a DOWNSIZER WANTING A SIMPLIFIED LIFESTYLE, this bright and modern apartment is a standout choice. The unit itself has an open concept floor plan with a U-SHAPED FUNCTIONAL KITCHEN featuring QUARTZ COUNTERTOPS, stainless steel appliances and a BREAKFAST BAR, well complemented with an adjacent dining area. The spacious living room features large sliding doors, leading to a private decent sized balcony, perfect for your morning coffee. 2 GENEROUS SIZED BEDROOMS, BATHROOM WITH A JETTED TUB and a convenient in-unit laundry completes the unit. This CONDO COMPLEX OFFERS A STRESS FREE BUDGETING that comes with a COMPETITIVE MONTHLY CONDO FEES COVERING ALL UTILITIES INCLUDING ELECTRICITY, HEAT, WATER & SNOW REMOVAL. Situated in the established community of Pineridge, you are STEPS AWAY FROM EVERYTHING YOU NEED: EDUCATION - Close to Pineridge School, Douglas Harkness School, and several others; AMENITIES: Minutes from Village Square Shopping Centre and Monterey Park Community Centre for fitness, groceries, and retail; COMMUTING: Excellent connectivity with nearby transit stops and major arterial roads for a quick commute. Don't miss out on this rare opportunity! Visit our OPEN HOUSE THIS WEEKEND and secure your future in this beautiful home.