



2313, 2600 66 Street NE  
Calgary, Alberta

MLS # A2191227



**\$269,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 529 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

Nestled in the community of Pineridge in a quiet location close to amenities, shopping, schools, public transit & major routes is where you will find this well managed building that is an ideal choice for young professionals or a small family just starting out. This well maintained 2 bedroom/2 bath TOP FLOOR UNIT offers tons of NATURAL LIGHT from the WEST FACING balcony & windows overlooking the parking lot and your stall close to the main entrance. The open floor plan features a huge living room with gas fireplace that flows seamlessly into the spacious dining area and well-equipped kitchen with lots of cupboard & counter space. The bedrooms & bathrooms are nicely separated by the common living area and there's also a good sized laundry/storage room with a stacked washer/dryer. The master bedroom features a walk-thru closet & 3pc ensuite bath and the spacious second bedroom is conveniently located next to the 4pc bathroom. This unit is ideal for a savvy investor seeking rental income potential as it comes with a long-term tenant paying good rent and the condo fees include all utilities.