

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>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 529

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** 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.