



**GRASSROOTS**  
REALTY GROUP

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**6591 Pinecliff Grove NE**  
**Calgary, Alberta**

**MLS # A2229009**



**\$349,999**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Standard Shaped Lot		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		
<b>Inclusions:</b>	None		

A budget-friendly townhome featuring 2 bedrooms and 2 full bathrooms is available for sale in the Pineridge community. This presents an excellent opportunity for first-time homebuyers or investors to acquire a well-maintained property. The ground level includes a single attached garage and a spacious foyer that provides access to the upper level. The upper/main level consists of two generously sized bedrooms and two full 4-piece bathrooms. The main level boasts an open concept design, incorporating a roomy living area and a kitchen. The main floor is finished with laminate flooring, while the bedrooms are carpeted. Laundry facilities are conveniently located on the main floor. The balcony, which extends from the main floor, is situated at the rear of the townhouse, overlooking a green space. This tranquil complex offers a serene environment, perfect for unwinding after long workdays. Additionally, the ground floor provides ample storage space, allowing for a more organized main floor.