



**GRASSROOTS**  
REALTY GROUP

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**6719 Pinecliff Grove NE**  
**Calgary, Alberta**

**MLS # A2232308**



**\$350,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	NA
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Immaculate, Move-In Ready Bungalow-Style Condo with Attached Garage! Enjoy the ease of main floor, no-stairs living in this well-maintained 2-bedroom, 2-bathroom home with low condo fees and in-floor heating. Situated in a prime location with direct access to quiet 24 Ave&mdash;ideal for extra guest parking. Step into a bright, open-concept layout featuring a spacious kitchen with abundant cabinets, generous counter space, and a built-in dishwasher. The large living and dining area includes a cozy corner gas fireplace and opens to a sunny south-facing patio, perfect for relaxing. The primary bedroom boasts a 3-piece ensuite with stand-up shower, while the second bedroom features patio access, great for guests or a home office. Recent upgrades include a new water tank, dishwasher, and toilet seats (all replaced 2 years ago). Additional highlights: Single attached garage with direct entry Driveway parking for an extra vehicle Sun-soaked south-facing windows This is carefree living at its best&mdash;don't miss your chance to own this beautiful home. Call today&mdash;this one won&rsquo;t last!