



GRASSROOTS
REALTY GROUP

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**3202, 6818 Pinecliff Grove NE
Calgary, Alberta**

MLS # A2237964



\$242,900

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	758 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d123
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n./a

Welcome to Legacy Estates, a friendly 55+ seniors apartment that includes a titled & heated underground parking stall. Upon entry, you'll be welcomed into an open space layout where the living room seamlessly connects to the dining area and a spacious kitchen with a large walk-in pantry/storage. The stackable washer/dryer is conveniently located in the kitchen. Both bedrooms overlook the green space, and your back patio enjoys privacy created by mature trees and lovely landscaping. The unit is completed with a huge bathroom and coat closet/storage. Upgrades include vinyl plank flooring and newer carpet. This complex is a very friendly seniors community with many amenities that include a dining hall for gatherings, games room, hair salon, wood shop, library, crafts room, media room, fitness room and a lobby bistro/coffee shop. A guest suite is also available for an affordable fee! Note that the reasonable condo fees here include heat, electricity & water. Additionally, it's situated close to shopping and offers easy access to Stoney Trail. Don't miss out on this amazing value in this well run apartment.