



GRASSROOTS
REALTY GROUP

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**3340, 6818 Pinecliff Grove NE
Calgary, Alberta**

MLS # A2244542



\$224,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Pineridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 757 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 538 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C1 d123 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan | | |

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| Inclusions: | N/A |
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Welcome to Legacy Estates, a vibrant and welcoming 55+ community. This top-floor unit offers a spacious and functional layout, with an open-concept living and dining area that flows into a well-equipped kitchen featuring a generous walk-in pantry and convenient in-suite laundry with a stackable washer/dryer. The bedrooms, along with the private balcony, overlook the peaceful courtyard greenspace—perfect for enjoying a morning coffee or some fresh air. The home is complete with a large 4 piece bathroom. Recent updates include newer carpeting and a newer refrigerator, offering added comfort and peace of mind. Legacy Estates is known for its strong sense of community and an impressive list of amenities: a dining hall, games room, library, craft rooms, hair salon, fitness rooms, and even a bistro in the lobby. There's also a guest suite available for visitors. Located just minutes from shopping, restaurants, public transportation, and all other amenities, this is a fantastic opportunity to enjoy living in a well-managed, friendly environment. Don't miss your chance to own this affordable top-floor unit in one of the city's most welcoming senior communities!