



GRASSROOTS
REALTY GROUP

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**3102, 6818 Pinecliff Grove NE
Calgary, Alberta**

MLS # A2257384



\$203,800

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	763 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 538

LLD: -

Zoning: M-C1 d123

Utilities: -

Inclusions: None

This charming ground-level unit combines comfort with convenience. As you enter, you're greeted by an open-concept layout where the living room flows seamlessly into the dining area and a spacious kitchen. Adjacent to the kitchen is a convenient stacked washer and dryer. The bedroom offers views of the surrounding green space, while the private back patio is enhanced by mature trees and beautiful landscaping. The unit is completed with a generously sized bathroom and an additional coat closet/storage. Recent upgrades include vinyl plank flooring. The complex is a welcoming seniors' community offering outstanding amenities such as a dining hall, games room, hair salon, wood shop, library, craft room, media room, fitness centre, and a cozy bistro/coffee shop in the lobby. Condo fees are very reasonable and include heat, electricity, and water. Located close to shopping with easy access to Stoney Trail, this well-managed building offers exceptional value. Don't miss the opportunity to make this wonderful home yours!