



**3214, 6818 Pinecliff Grove NE  
Calgary, Alberta**

**MLS # A2277762**



**\$199,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d123
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		
<b>Inclusions:</b>	N/A		

Discover comfortable living in Legacy Estates, a well-established 55+ community known for its vibrant atmosphere and excellent amenities. This bright 2-bedroom, 740 sq ft condo features an open-concept layout where the Living room flows seamlessly into the Dining area. The Kitchen offers a generous walk-in pantry and in-suite laundry for your convenience. Step out from the Living room onto a private balcony overlooking the peaceful courtyard greenspace, perfect for enjoying your morning coffee or some fresh air. The home also includes a well-sized Primary Bedroom, a second Bedroom ideal for guests or a home office, and a large 4-piece bathroom with a large entry door that can easily accommodate Wheel chair access. Legacy Estates residents enjoy a full suite of amenities, including a Dining hall, games room, library, craft rooms, hair salon, fitness centre, and a cozy bistro/coffee shop in the lobby. Condo fees are very reasonable and include heat, electricity, and water. Conveniently located close to shopping, public transportation, and with easy access to Stoney Trail, this well-managed complex offers both comfort and value in one of the city's most welcoming senior communities. Nearby parks, walking paths, and everyday conveniences make this location exceptionally desirable.