



GRASSROOTS
REALTY GROUP

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

MLS # A2283631



\$199,900

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	2001 (25 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		

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!