



**3129, 6818 Pinecliff Grove NE  
Calgary, Alberta**

**MLS # A2283796**



**\$169,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	681 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 479
<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>	Closet Organizers, Recreation Facilities		

**Inclusions:** N/A

55+ - ALL UTILITIES INCLUDED - LOW CONDO FEE - TONS OF AMENITIES - LOTS OF RECENT UPGRADES Welcome to Legacy Estates, a well-established 55+ community offering a comfortable lifestyle and a wide range of excellent amenities. This unit is boasting recent upgrades like brand new luxury vinyl plank flooring, new baseboards, updated lighting and new paint all around! This beautiful 1-bedroom with den, 681 sq.ft condo features an open-concept design, the living room blends seamlessly with the dining area, creating a bright and functional space. The kitchen includes ample counter and cabinet space, and the added convenience of in-suite laundry makes daily living easier. Step directly from the living room onto your private patio overlooking the greenspace, an ideal place to enjoy fresh air or relax with your morning coffee. The home also offers a generously sized primary bedroom and a den/office for even more versatility! Also, a large 3-piece bathroom complete with a walk-in shower, built-in safety handles, and room to comfortably accommodate a shower chair. Residents of Legacy Estates enjoy access to a full suite of amenities, including a dining hall, games room, library, craft rooms, hair salon, and fitness centre. Condo fees are very reasonable and include heat, electricity, and water, providing worry-free living. Conveniently located close to shopping and public transportation, with easy access to Stoney Trail, this well-managed complex delivers both comfort and value in one of the city's most welcoming senior communities, with nearby parks, walking paths, and everyday conveniences further enhancing the appeal.