



**3331, 6818 Pinecliff Grove NE
Calgary, Alberta**

MLS # A2289356



\$239,900

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	838 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d123
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Beautiful Upgraded Spacious Top Floor 2 Bedroom & 2 Full Bathroom Apartment at Legacy Estates! This 55+ Adults Only Building doesn't just offer you a stunning apartment to call home, it offers an unbeatable lifestyle to truly age gracefully! Residents love the building amenities including: a hair salon, fitness room, library, games room, and bistro! This community is great for making new friends with weekly lunches at the bistro, craft making, bingo, cards & board game events. Need additional space for family visiting? The building has a guest suite! In the summer, enjoy the beautiful courtyard featuring gazebos, benches, and picnic tables. NOW THE UNIT ITSELF: 835+ SQUARE FEET! 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS - 1 UPGRADED TO A WALK-IN SHOWER, VINYL PLANK FLOORING & A HUGE PANTRY/STORAGE ROOM! As you enter this unit, you will immediately notice the stunning, recently installed vinyl plank flooring in the entrance foyer. This open concept unit flows seamlessly into the living room, dining room & kitchen! The primary bedroom is easily capable of hosting a large bed, including all your bedroom furniture, and features a full ensuite bathroom! The 2nd bedroom, even bigger than the primary bedroom, can host another large bed and all your bedroom furniture! Steps away from the 2nd bedroom is the 2nd bathroom, recently upgraded to feature a WALK-IN SHOWER and accessibility rails. This unit is completed with in-unit laundry and a huge walk-in pantry that also functions as a storage room! Enjoy a summer BBQ or a morning coffee outside? This unit features a private balcony! Worried about footstep noise from above in apartments? Not in this apartment unit... Top floor unit, so nobody is living above you! Questioning apartment garbage disposal? This amazing building offers AT YOUR UNIT DOOR GARBAGE

PICK UP 3 TIMES PER WEEK! This well managed building features condo fees that INCLUDE ALL UTILITIES - HEAT, WATER & ELECTRICITY! Lastly, as we always say in real estate: LOCATION, LOCATION, LOCATION! This apartment is located within walking distance or a 2 minute drive from grocery stores, restaurants, retail shopping & Village Square Library/Recreation Centre! HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!