

**6823 Pinecliff Grove NE**  
**Calgary, Alberta**

**MLS # A2156817**



**\$379,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to Pineridge Gardens. This two bedroom 2 bathroom end unit is move in ready. As you enter this home there is a single attached garage and large storage area. The elegant staircase leads to an open concept living room, dining room and kitchen. There are large windows and a patio, that is accessible through the kitchen; perfect for barbecuing . The master suite has a large closet, 4 piece ensuite bathroom, and stacked washer/dryer ensemble; thus eliminating the need to carry laundry up and down the stairs. The second bedroom has beautiful flooring and a large window and is situated right across the hall from the second 4 piece bathroom. This home has infloor heating, keeping utility bills low. The garbage and recycling facilities are secure and can be found near the locked mailbox, steps away from the front door. This home is located on a quiet cul-de-sac, close to paths, shopping, parks, schools, and more. Be next to call Pineridge Gardens home.