

**3206, 6818 Pinecliff Grove NE  
Calgary, Alberta**

**MLS # A2191785**



**\$159,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	538 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Other, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Elevator, No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 388

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** none

Please note as of List Date this is the second lowest priced home for sale in all of Calgary. This is an Adult Living Complex with a minimum age of 55 in order to live here. There are lots of facilities in the building refer to photos. This unit is a bit cluttered so there are three photos that have been Virtually Staged to show what the unit could look like. There are 119 Living Units in the building but there are only 59 Underground Titled Parking Stalls and 5 titled storage lockers. There are "NO" outdoor assigned parking stalls just a few Visitor parking stalls so with this said the buyer of this condo can not have a vehicle that they need parking for unless they want to find a nearby street that they could park on.