

**3225, 6818 Pinecliff Grove NE
Calgary, Alberta**

MLS # A2198532



\$152,900

Division:	Pineridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	460 sq.ft.	Age:	2001 (24 yrs old)
Beds:	-	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Tremendously AFFORDABLE and Ultra CLEAN 2nd floor unit with TITLED underground parking! Legacy Estates-Pineridge is an age 55+ community that offers a wealth of exceptional facilities/amenities to all that call it home! It is nestled in the heart of Pineridge...is a non-smoking building...and is designed exclusively with seniors in mind! You will enjoy the convenience of an on-site bistro, a resident dining room that hosts seasonal dinners...and offers a pool table, shuffleboard and an area to relax and build puzzles. Some of the activities that are organized for resident participation include card games, bingo, and lunches. Be sure to check out the exercise/fitness centre, crafts room with supplies and the well-stocked library where you can relax and quietly read a good book beside the gas fireplace. There is also a wellness centre on the 3rd floor that offers both hairdresser and foot care experts. There is even a guest suite rental available for your overnight visitors. Unit #3225 is an impeccably clean and well-appointed studio suite conveniently located on the 2nd floor. The 459 sqft home feels very bright and spacious. The full-sized kitchen, four piece bathroom, office nook, flex/dining area, insuite laundry and foyer all give the impression of spaciousness! Additional cabinets and shelving have been intelligently installed that allows for increased storage room within the unit! There is also a covered balcony that offers shade and privacy. Don't forget that it's just a short walk from your home to bus stops, convenience stores, parks and walking paths! Easy drive to shopping and other amenities. 16th Avenue and Stony Trail are nearby too...which enhance the exceptional location. Come take a look. You'll be happy you did!