

# \$329,900 - 6603 Pinecliff Grove Ne, Calgary

MLS® #A2224372

**\$329,900**

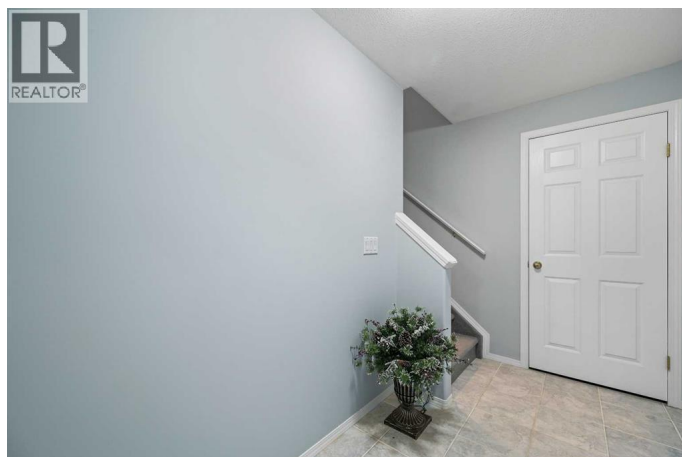
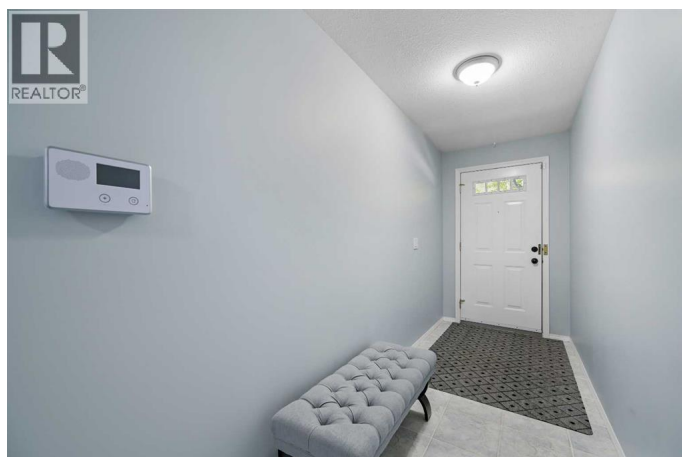
2 Bedroom, 2.00 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

Pineridge, Calgary, Alberta

Are you ready to buy your first home or maybe make a move to a smaller more manageable home in your golden years?? This impeccably maintained one owner condominium with garage in Pineridge is ready for you to move right in and enjoy. This 2 story four-plex is well maintained and surrounded by beautiful mature landscaping. Enter the unit on the ground level where you'll find a spacious foyer allowing you to keep shoes & outerwear out of your main living space. Head upstairs to your main living area that is bright and sunny with an open concept floor plan. In the living room a corner gas fireplace provides both warmth and ambience and sliding patio doors allow you to easily access your nice sized South facing balcony that is nestled amongst towering trees. The living area flows through the dining room into the kitchen where you'll find a convenient corner breakfast bar for extra seating and counter space. This unit has 2 good sized bedrooms including the primary which has its own 4 pc ensuite. The 2nd bedroom is conveniently located just across the hall from the main bath making it the ideal layout for a small family, a room mate or out of town guests. A stacker washer and dryer is nicely tucked out of the way in its own closet. The living space in this home has been greatly expanded in the finished garage which functions essentially as a basement.

Depending on your needs you can make this a recreation area, home gym or maybe an office. Although it can easily still be used as a garage



if you prefer. This terrific home has radiant heat throughout including the garage, a water tap in the garage plus tinted windows for UV protection and energy efficiency. Recent improvements include fresh paint, appliances (3 years,) shingles (5 years,) hot water tank (6 years,) window coverings (1.5 years,) and vinyl decking (1 year.) The community of Pineridge has some great school options, multiple recreation opportunities including The Village Square Leisure Centre, unique shopping & dining experiences and excellent access to transit and major roadways. Book your private viewing before itâ€™s gone. (id:6289)

Built in 2002

**Essential Information**

Listing #	A2224372
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,159
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	6603 Pinecliff Grove Ne
Subdivision	Pineridge
City	Calgary
Province	Alberta
Postal Code	T1Y7K8

**Amenities**

Amenities	Playground, Schools, Shopping
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Key



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