

# \$152,900 - 3225, 6818 Pinecliff Grove Ne, Calgary

MLS® #A2198532

**\$152,900**

0 Bedroom, 1.00 Bathroom, 460 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

\*\*\*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. Donâ€™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!

Built in 2001

### **Essential Information**

MLS® #	A2198532
Price	\$152,900
Bathrooms	1.00
Full Baths	1
Square Footage	460
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### **Community Information**

Address	3225, 6818 Pinecliff Grove Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7L2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Gazebo, Laundry, Park, Picnic Area, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	3
Basement	None

## **Exterior**

Exterior Features	Balcony, Barbecue, Courtyard, Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed	March 7th, 2025
Days on Market	6
Zoning	M-C1

## **Listing Details**

Listing Office	RE/MAX First
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