



THE
A-TEAM

**RE/MAX
FIRST**

6818 PINECLIFF Grove #3134, Calgary T1Y 7L2

MLS® #: **A2117871**

Area: **Pineridge**

Listing Date: **04/18/24**

List Price: **\$219,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **831**
Low Sqft:
Ttl Sqft: **831**

DOM

31
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden,Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	8`11" x 12`5"
Kitchen	Main	8`6" x 12`8"	Living Room	Main	18`3" x 11`4"
Bedroom - Primary	Main	9`6" x 12`6"			

Legal/Tax/Financial

Condo Fee:
\$616

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1 d123**

Legal Desc:	0210714	Monthly	Remarks
Pub Rmks:	Step into comfort and convenience with this charming 2 bedroom, 1 bath condo, ideally located on the ground floor of a serene +55 adult living building. Perfect for those looking to downsize or enjoy a maintenance-free lifestyle, this condo offers amenities such as a library, craft room, guest suite, bistro, fitness and media rooms! Revel in the ease of ground-floor access, cozy interior, in-suite laundry, luxury vinyl plank flooring and a lovely patio space that faces the courtyard and gazebo. This home is perfect for adults seeking a blend of comfort and easy living. So why wait? Call to arrange your private tour today and Let's Make YOUR Dreams... Realty!		
Inclusions:	n/a		
Property Listed By:	Royal LePage Benchmark		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







