



THE
A-TEAM

**RE/MAX
FIRST**

6593 PINECLIFF Grove, Calgary T1Y 7K8

MLS®#: **A2188581**

Area: **Pineridge**

Listing Date: **01/20/25**

List Price: **\$399,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,268**
Low Sqft:
Ttl Sqft: **1,268**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Private**
Park Feat: **Insulated,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	16`5" x 12`5"
Laundry	Main	9`0" x 3`5"
Bedroom - Primary	Main	10`9" x 12`2"
Entrance	Lower	17`6" x 4`5"
4pc Bathroom	Main	10`11" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 16`6"
Balcony	Main	6`7" x 12`6"
Bedroom	Main	11`1" x 12`2"
Furnace/Utility Room	Lower	6`6" x 5`2"
4pc Ensuite bath	Main	4`11" x 9`2"

Legal/Tax/Financial

Condo Fee:
\$446

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-CG**

Legal Desc: 0312001

Remarks

Pub Rmks: **Welcome to 6593 Pinecliff Grove NE, a charming bungalow-style villa nestled in the tranquil community of Pineridge Gardens. This well-maintained home offers a spacious and bright living area, featuring a functional kitchen with ample cabinetry and a cozy dining area. On the main level you'll find 2 spacious bedrooms with the Master having its own ensuite. The other bathroom is perfect for guests or anyone who will occupy the second bedroom. Tons of natural lights beaming into the large windows of this corner unit. The balcony is large enough for your BBQ and a table with a couple of chairs. Perfect for those lazy days. Residents will appreciate the convenience of an attached single garage, ensuring secure parking and extra storage. Pineridge Gardens is renowned for its friendly atmosphere and well-maintained common areas, including beautifully landscaped grounds and walking paths. Located in the heart of Pineridge, this property is in close proximity to shopping centers, medical facilities, and public transportation, making daily errands and commutes effortless. Schedule your private viewing today!**

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

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







