



THE
A-TEAM

**RE/MAX
FIRST**

6593 PINECLIFF Grove, Calgary T1Y 7K8

MLS® #: **A2188581**

Area: **Pineridge**

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

List Price: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 24-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2003

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,268

Low Sqft:

Ttl Sqft:

1,268

Lot Shape:

DOM

92

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

Room

Kitchen With Eating Area

Laundry

Bedroom - Primary

Entrance

4pc Bathroom

Level

Main

Main

Main

Lower

Main

Dimensions

16`5" x 12`5"

9`0" x 3`5"

10`9" x 12`2"

17`6" x 4`5"

10`11" x 4`11"

Room

Living Room

Balcony

Bedroom

Furnace/Utility Room

4pc Ensuite bath

Level

Main

Main

Main

Lower

Main

Dimensions

16`4" x 16`6"

6`7" x 12`6"

11`1" x 12`2"

6`6" x 5`2"

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







