



6818 PINECLIFF Grove #3206, Calgary T1Y 7L2

MLS® #: **A2191785** Area: **Pineridge** Listing **02/01/25** List Price: **\$159,900**
 Status: **Active** County: **Calgary** Date: Association: **Fort McMurray**
 Change: **None**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **538**
 Low Sqft:
 Ttl Sqft: **538**

DOM
21
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **0**
 Garage Sz: **59**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Other,Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Elevator,No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 10`2"	Dining Room	Main	6`9" x 3`10"
Kitchen	Main	8`9" x 7`1"	Bedroom - Primary	Main	10`11" x 10`1"
4pc Bathroom	Main	9`7" x 6`6"	Laundry	Main	3`0" x 3`0"

Legal/Tax/Financial

Condo Fee: **\$388** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Legal Desc:

0210714

Monthly

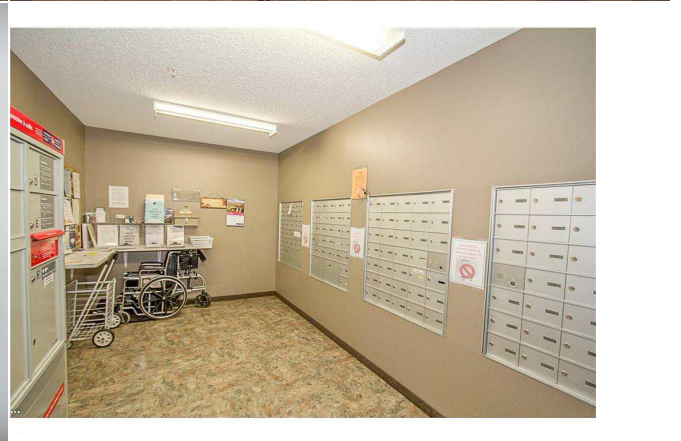
Remarks

Pub Rmks: **Please note as of List Date this is the second lowest priced home for sale in all of Calgary. This is an Adult Living Complex with a minimum age of 55 in order to live here. There are lots of facilities in the building refer to photos. This unit is a bit cluttered so there are three photos that have been Virtually Staged to show what the unit could look like. There are 119 Living Units in the building but there are only 59 Underground Titled Parking Stalls and 5 titled storage lockers. There are "NO" outdoor assigned parking stalls just a few Visitor parking stalls so with this said the buyer of this condo can not have a vehicle that they need parking for unless they want to find a nearby street that they could park on.**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

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





LEGACY ESTATES
RISTRO
MENU

BOWL OF SOUP	\$3.00
SANDWICH	\$3.00
SOUP & SANDWICH	\$6.00
COFFEE OR TEA	\$1.50
HOT CHOCOLATE	\$1.50
CAN OF SODA POP	\$1.50
BOTTLED WATER	\$1.00
MUFFINS	\$1.25
BAGEL WITH CREAM CHEESE OR JAM	\$2.50
TOAST AND JAM	\$1.50
COOKIE	\$0.50
CHIPS	\$0.75
CHOCOLATE BARS	\$1.25
HOT DOGS (FRIDAY ONLY)	\$4.00

