

**3340, 6818 Pinecliff Grove NE  
Calgary, Alberta****MLS # A2283631****\$199,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d123
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to Legacy Estates, a vibrant and welcoming 55+ community. This top-floor unit offers a spacious and functional layout, with an open-concept living and dining area that flows into a well-equipped kitchen featuring a generous walk-in pantry and convenient in-suite laundry with a stackable washer/dryer. The bedrooms, along with the private balcony, overlook the peaceful courtyard greenspace—perfect for enjoying a morning coffee or some fresh air. The home is complete with a large 4 piece bathroom. Recent updates include newer carpeting and a newer refrigerator, offering added comfort and peace of mind. Legacy Estates is known for its strong sense of community and an impressive list of amenities: a dining hall, games room, library, craft rooms, hair salon, fitness rooms, and even a bistro in the lobby. There's also a guest suite available for visitors. Located just minutes from shopping, restaurants, public transportation, and all other amenities, this is a fantastic opportunity to enjoy living in a well-managed, friendly environment. Don't miss your chance to own this affordable top-floor unit in one of the city's most welcoming senior communities!