

**6591 Pinecliff Grove NE
Calgary, Alberta**

MLS # A2229009



\$349,999

Division:	Pineridge		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,165 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Standard Shaped Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: None

A budget-friendly townhome featuring 2 bedrooms and 2 full bathrooms is available for sale in the Pineridge community. This presents an excellent opportunity for first-time homebuyers or investors to acquire a well-maintained property. The ground level includes a single attached garage and a spacious foyer that provides access to the upper level. The upper/main level consists of two generously sized bedrooms and two full 4-piece bathrooms. The main level boasts an open concept design, incorporating a roomy living area and a kitchen. The main floor is finished with laminate flooring, while the bedrooms are carpeted. Laundry facilities are conveniently located on the main floor. The balcony, which extends from the main floor, is situated at the rear of the townhouse, overlooking a green space. This tranquil complex offers a serene environment, perfect for unwinding after long workdays. Additionally, the ground floor provides ample storage space, allowing for a more organized main floor.