

\$349,900 - 6589 Pinecliff Grove Ne, Calgary

MLS® #A2170062

\$349,900

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Welcome to this upgraded and freshly painted 939 sq ft ground floor end unit townhome with an excellent layout and a single attached garage, located in the well run Pineridge Gardens complex. This ground level, one level home features laminate flooring and tile throughout (no carpet) and no stairs, perfect for the buyer who has mobility challenges or pets. Bright, open concept living space including the upgraded kitchen with granite countertops, moveable island, and large pantry with plenty of shelving. The kitchen opens on to the sunny, sizeable dining room with space for a table of 8 people. The living room, adjacent to the dining room, features large windows and a door leading out to the south facing patio. There are 2 large bedrooms and 2 full bathrooms located on opposite sides of the condo, the perfect layout for privacy. The primary bedroom fits a king size bed, has a walk-in closet, an ensuite with jetted tub, and laundry closet with washer/dryer. The 2nd bedroom and 2nd full bathroom are beside each other, and this bathroom features an easy-to-step-into tub/shower. The single attached garage is insulated and drywalled and there is driveway for additional parking, plus plenty of street parking right outside the south door of the unit. Recent updates to this condo include a brand new hot water tank which also runs the in-floor heat system, all walls and ceilings professionally painted October 1st, new roof shingles in the entire complex a few years ago,



and the balconies are in the process of being re-finished. Ideal, private location within this well-kept complex with south facing patio, green space beside this home (west) and this end unit features extra windows for an abundance of natural light. Great access in and out of the neighbourhood, just steps to Pineridge Park and schools, and a quick drive to amenities such as Co-op, restaurants, banks, and a car wash. A great place to call home!

Built in 2003

Essential Information

MLS® #	A2170062
Price	\$349,900
Sold Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	6589 Pinecliff Grove Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 7K8

Amenities

Amenities	Trash
Parking Spaces	2

Parking	Insulated, Single Garage Attached, Oversized
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Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Boiler
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 25th, 2024
Days on Market	15
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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