

**6593 Pinecliff Grove NE**  
**Calgary, Alberta**

**MLS # A2188581**



**\$374,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Private		

<b>Heating:</b>	Fireplace(s), Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Stone, Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 446
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

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!