



**6621 Pinecliff Grove NE**  
**Calgary, Alberta**

**MLS # A2311910**



**\$360,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NONE

Located in the desirable community of Pineridge, this beautiful and spacious two-storey home shows pride of ownership throughout! Super clean and bright, this open-concept home offers a functional layout perfect for families, first-time buyers, or investors. The spacious living room filled with natural light, a dining area ideal for entertaining, and a well-appointed kitchen complete with stainless steel appliances and ample cabinet space. There are 2 generous-sized bedrooms, including a large primary bedroom with a full private ensuite bath. Closet organizers are included and stay with the home. Enjoy the convenience of in-unit laundry, making everyday living comfortable and practical. Step outside onto your private balcony, perfect for summer BBQs, morning coffee, or relaxing evenings. The home also comes with a single attached garage for added convenience and storage. Excellent location close to playgrounds, schools, shopping centers, public transportation, and bus stops. Easy access to 68 Street, 16 Avenue, and major routes makes commuting simple and convenient. A fantastic opportunity to own a move-in-ready home in a great neighborhood. Call today to book your private showing before it's gone!