

# \$349,999 - 6591 Pinecliff Grove Ne, Calgary

MLS® #A2229009

**\$349,999**

2 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

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.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2229009  |
| Price     | \$349,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,165         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6591 Pinecliff Grove Ne |
| Subdivision | Pineridge               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 7K8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | In Floor, Natural Gas                                   |
| Cooling           | None                                                    |
| Basement          | None                                                    |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Stone, Vinyl Siding                                |
| Foundation        | Poured Concrete                                              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 9th, 2025 |
|-------------|-------------------|

|                |          |
|----------------|----------|
| Days on Market | 11       |
| Zoning         | M-CG d44 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Exa Realty |
|----------------|------------|

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