

39, 3200 60 Street NE
Calgary, Alberta

MLS # A2200684



\$359,999

Division:	Pineridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Garden		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE SAT, MARCH 15 12-3 PM | 3 Bedrooms + 3 Bathrooms | 1,100+ sqft | FINISHED BASEMENT | PRIVATE COURTYARD | NEW CARPET | FRESHLY PAINTED | NEW FURNACE | NEW HOT WATER TANK | Welcome to your new home! This beautifully renovated townhouse, nestled in the sought-after Tamarack Village condominium complex in Pineridge, offers a perfect blend of style, comfort, and convenience. Spanning over 1,100 sqft, this residence features a thoughtfully designed layout with 3 spacious bedrooms and 3 bathrooms, making it ideal for both living in or renting out. As you step inside, you'll be greeted by a bright and airy living room, perfect for cozy family gatherings or quiet evenings. The spacious kitchen is a chef's dream, featuring stylish appliances, sleek new countertops, and ample cabinet space for all your culinary needs. A convenient powder room on the main floor adds extra functionality, making it perfect for guests. Upstairs, the home continues to impress with three generously sized bedrooms—all with new carpet and fresh paint. The master bedroom provides a tranquil retreat with plenty of natural light and ample closet space, while the two additional bedrooms are versatile, perfect for family, guests, or a home office. A full bathroom on this level ensures that everyone has their own space to unwind. The finished basement offers even more living space, featuring a cozy family room and an additional half bathroom, providing flexibility for entertainment, a home gym, or extra storage. The location of this property is truly exceptional. Within just a 2-minute drive, you'll find two bustling strip malls, a larger shopping complex, and a vibrant recreation center with an attached library, ensuring all your shopping, dining, and recreational needs are just moments away. Families will appreciate the proximity to several

well-regarded schools, making morning drop-offs and pickups a breeze. Additionally, easy access to Stoney Trail provides seamless commuting to all areas of the city, making daily travel stress-free. This townhouse is not just a home—it's a lifestyle. A peaceful retreat with everything you need for modern living right at your fingertips. Condo fees include: an assigned parking stall, water, sewer, garbage, exterior landscaping & snow removal, professional management, reserve fund, and insurance. Don't miss your chance to make this exceptional property your own. Schedule your showing today!