

15, 3200 60 Street NE
Calgary, Alberta

MLS # A2200875



\$325,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Smart Home		

Inclusions: Built-in projector screen, Blink smart doorbell and Google security camera, patio swing chair, patio table.

Tucked away in the peaceful community of Pineridge, this charming 3-bedroom townhouse combines comfort, style, and practicality. The private, fenced front porch offers a cozy spot for morning coffee or gatherings with friends. Step inside to a spacious living room featuring a warm, wood-burning fireplace that creates an inviting atmosphere. The updated kitchen boasts stainless steel appliances, ample counter space, and hardwood flooring that flows throughout the main level. Designed with functionality in mind, the layout maximizes every room, making it perfect for families or entertaining. Smart switches add modern convenience, allowing you to easily control lighting to suit any mood. The fully finished basement offers versatile space for a home gym, media room, or play area. Situated in a quiet neighbourhood just steps from a recreation centre, schools, parks, and shopping, this townhouse offers both comfort and convenience — an ideal place to call home.