15, 3200 60 Street NE
Calgary, Alberta

MLS # A2212595

$313,000

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 & foldable chairs.

Opportunity Knocks in Pineridge! This 3-bedroom townhouse is full of potential and perfect for first-time buyers looking to build equity, savvy investors, or flippers ready to add value. Located in a quiet, well-established complex, this home already features a functional layout, wood-burning fireplace, stainless steel appliances, hardwood flooring on the main level, and Smart lighting switches for added convenience. While some updates are needed, comparable renovated units in the complex are selling for $70,000–$80,000 more, making this a smart buy for anyone looking to personalize or profit. The finished basement adds extra space for a gym, rec room, or home office, and the private fenced front porch is a cozy spot to relax or entertain. Walkable to parks, schools, shopping, and the Village Square Leisure Centre, this property blends location, lifestyle, and potential—don’t miss your chance to transform this into a dream home or high-return investment!