

**15, 3200 60 Street NE**  
**Calgary, Alberta**

**MLS # A2271376**



**\$338,800**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Pineridge             |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,089 sq.ft.          | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Other, See Remarks    |               |                   |

|                    |                             |                   |           |
|--------------------|-----------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | \$ 507    |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | M-C1 d100 |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |           |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

FULLY RENOVATED!! END UNIT!! 2 PARKING SPOTS WITH UNIT!! OVER 1500 SQFT OF STYLE AND SPACE IN PINERIDGE!! 3 BED 2 BATH!! Thoughtfully designed with cozy touches and a layout that works for everyday living. Right out front, there's a DECK—a great spot to enjoy some sunshine or unwind in the evening. Inside, you'll find a spacious living room with a cozy fireplace. The layout flows into a bright dining area and an open kitchen with sleek appliances and a warm, welcoming vibe for everyday cooking. A 2PC bath finishes off the main floor. Upstairs has three bedrooms and a 4pc bathroom, including a comfortable primary bedroom with good closet space. The basement adds even more space with a REC room and laundry space—great for relaxing, setting up a workspace or creating a kids' zone. Located in Pineridge, just minutes from a plaza, schools, parks, and more. Whether you're moving in or looking for an investment, this one checks all the boxes.