# \$314,900 - 50, 3200 60 Street Ne, Calgary

MLS® #A2205276

### \$314,900

3 Bedroom, 2.00 Bathroom, 1,111 sqft Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Welcome to this beautifully updated and exceptionally well-maintained end-unit townhome located in the vibrant and amenity-rich community of Pineridge. Offering 3 bedrooms, 1.5 bathrooms, and a spacious layout, this home is perfectly positioned close to Village Square Leisure Centre, schools, playgrounds, shopping, transit, and major roadways including 32nd Avenueâ€"making it ideal for families and commuters alike. Step inside and be immediately impressed by the fresh modern updates, including new flooring throughout, fresh paint, updated light fixtures, and enhanced internet infrastructureâ€"all contributing to a move-in ready home with stylish appeal.

The warm and inviting living room features a cozy wood-burning fireplace, perfect for relaxing or entertaining. The bright kitchen offers ample cabinetry and a sunny, south-facing window that fills the space with natural light. A convenient 2-piece powder room completes the main floor.

Upstairs, you'II find a generous primary bedroom, two additional well-sized bedrooms, and a fully updated 4-piece bathroom featuring a new vanity, sink, toilet, light fixture, and refinished bathtub.

The partially finished basement includes a versatile hobby room, dedicated laundry area, and plenty of storage space. Additional recent improvements include:

New electrical panel (March 2023) Water softener (May 2023)







Updated kitchen sink with touch-on/off faucet (May 2023)

New dishwasher and on-demand hot water tap (May 2023)

New light switches and electrical outlets (2023)

Main floor freshly painted (Summer 2024)

White rock landscaping around the patio area (Summer 2024)

New ceiling fan in the primary bedroom (May 2024)

Hot water tank replaced (December 2019) This unit also comes with one assigned parking stall and is part of a well-managed complex

Whether you're a first-time homebuyer or an investor looking for a turnkey rental, this property presents an incredible opportunity. Be sure to check out the 3D virtual tour and book your private showing today!

Built in 1978

#### **Essential Information**

MLS® # A2205276

Price \$314,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,111

Acres 0.00

Year Built 1978

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# Community Information

Address 50, 3200 60 Street Ne

Subdivision Pineridge

City Calgary
County Calgary
Province Alberta
Postal Code T1Y 4K8

#### **Amenities**

Amenities Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall

### Interior

Interior Features Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning, Living Room, Mantle

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low

Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning M-C1

## **Listing Details**

Listing Office eXp Realty

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