# \$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
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

#### **Community Information**

Address	50, 3200 60 Street Ne
Subdivision	Pineridge

City County Province Postal Code	Calgary Calgary Alberta T1Y 4K8	
Amenities		
Amenities Parking Spaces Parking	Parking, Trash, Visitor Parking 1 Assigned, Stall	
Interior		
Interior Features Appliances	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows 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	

Lot Description	Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	M-C1

## **Listing Details**

Listing Office eXp Realty

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