



THE
A-TEAM

**RE/MAX
FIRST**

3200 60 Street #39, Calgary T1Y 4K8

MLS®#: **A2151378**

Area: **Pineridge**

Listing Date: **07/20/24**

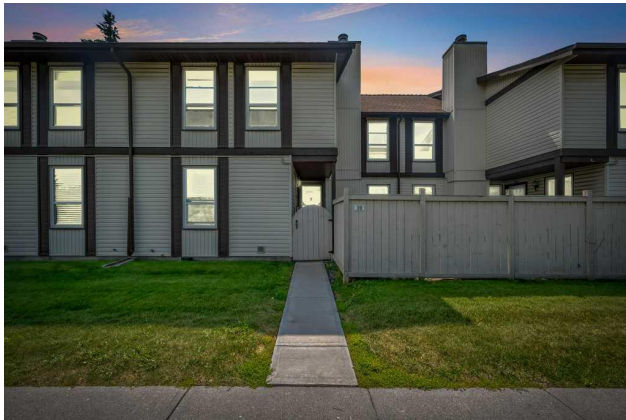
List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 29-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,099**
Low Sqft:
Ttl Sqft: **1,099**

DOM

58
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape,Level,Many Trees**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`8" x 5`0"	Kitchen	Main	11`8" x 13`4"
Living Room	Main	11`4" x 14`2"	4pc Bathroom	Second	7`7" x 4`11"
Bedroom	Second	11`9" x 8`9"	Office	Second	11`9" x 8`2"
Bedroom - Primary	Second	11`4" x 15`4"	Game Room	Lower	14`2" x 12`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$480

Fee Simple

M-C1 d100

Fee Freq:

Monthly

Legal Desc: 7811447

Remarks

Pub Rmks: **Incredible real estate opportunity here! This well maintained 2 Bedroom + Den Townhome is thoughtfully designed to offer versatile living spaces and a finished Basement Rec Room. Nestled in the charming and convenient neighborhood of Pineridge, this property presents an enticing blend of versatility and potential for any buyer. Upon arrival, pathway leading to your private front yard and patio. Inside, the entryway features an organized closet that seamlessly guides you into a spacious Living Room with newer carpets and a cozy gas fireplace surrounded by windows. The well-appointed kitchen boasts a newer stove and dishwasher, newer paint and flooring, and ample cupboard space for storage. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find newer carpeting throughout, a primary bedroom with a large closet, a secondary bedroom, and a spacious den or office, along with a 4-piece Bathroom. The lower level offers a partially finished basement Rec Room, utility room hosting a recently updated hot water tank (July 2019) and furnace (March 2023). With its ideal location, this property enjoys close proximity to sought-after amenities such as schools, recreational facilities, shopping centers, and a variety of dining options. Ease of access to major transportation routes ensures effortless commutes to surrounding areas and business districts for potential future tenants or homeowners. This property's desirable combination of layout, newer upgrades, and prime location makes it an irresistible opportunity!! Call today to view!**

Inclusions: N/A

Property Listed By: Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123