



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2617 60 Street, Calgary T1Y 2G6**

MLS® #: **A2173870**

Area: **Pineridge**

Listing Date: **10/18/24**

List Price: **\$420,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 02-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,030**

Year Built:

**1975**

Low Sqft:

Lot Information

Ttl Sqft:

**1,030**

Lot Sz Ar:

**4,197 sqft**

Lot Shape:

DOM

**34**

Layout

Beds:

**8 (6 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Rectangular Lot  
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other,Playground,Private Entrance,Private Yard**

Construction:

**Aluminum Siding ,Brick,Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dryer,Electric Range,Range Hood,Refrigerator,Stove(s),Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 7`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 7`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`8" x 4`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`4" x 12`2"</b>
<b>Den</b>	<b>Basement</b>	<b>11`0" x 9`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`9" x 9`9"</b>
<b>Den</b>	<b>Basement</b>	<b>15`4" x 11`1"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>17`5" x 8`1"</b>

Furnace/Utility Room

Basement

7' 4" x 6' 1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7510080**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **This is a semi-detached home in Pineridge. 1024 square feet, the main level has 6 bedrooms, a 4-piece bathroom, and a shared kitchen. The basement features 4 additional bedrooms, a 4-piece bathroom, and a shared laundry room.**

Inclusions: **NA**

Property Listed By: **RE/MAX Complete Realty**

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









