

**3200 60 Street #63, Calgary t1y4k8**

MLS®#: **A2178356** Area: **Pineridge** Listing Date: **11/09/24** List Price: **\$384,900**  
 Status: **Active** County: **Calgary** Change: **None** 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:

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,063**  
 Low Sqft:  
 Ttl Sqft: **1,063**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Wood Frame**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 14`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 6`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 7`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 15`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 8`9"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$480

Fee Simple

M-C1

Fee Freq:  
Monthly

Legal Desc: 7811447

Remarks

Pub Rmks: **STUNNING, FULLY UPDATED 3 bed/1.5 bath townhome ready for its new owners to enjoy, in a quiet central location close to green space and amenities! Upgrades/features include: NEW VINYL PLANK FLOOR | TILED-TO-CEILING FIREPLACE | NEW BUILT-IN FEATURE WALL (primary bedroom) | NEW DOORS/BASEBOARDS/CASINGS | FRESHLY PAINTED | UPDATED, TILED BATHROOM & so much more, all in the developed north-Calgary community of Pineridge, with plenty of amenities close by (shopping, transit, leisure centre), easy access to highways, 20-minute access to downtown, and more. The townhome is located in a quiet, well-maintained complex with additional on-street parking available w/ easy access to the unit. A fenced front yard offers the privacy you desire! Stepping inside, the large windows create a cheery atmosphere with tons of sunlight, along with new vinyl flooring and paint which creates a bright and inviting living space. The main floor living area features a gorgeous tiled-to-ceiling fireplace, half bath, and kitchen with eating area. The completely updated kitchen is a must-see featuring new cabinets, beautiful quartz countertops and generous prep area, new SS appliances (with warranty), black hardware, subway tile backsplash with a contrasting décor, and more. Light fixtures have been replaced throughout the home with modern, boutique lighting. A beautiful chandelier graces the stairwell which leads to the 3 upstairs bedrooms and updated full bath featuring a new tiled floor, tiled-to-ceiling tub with shower, new hardware, mirrors and more - creating a spa-like retreat. The primary bedroom is a great size with a unique, built-in feature wall. The basement contains a laundry area with new w/d, and is unfinished - great for storage or as a blank slate awaiting your personal touch. The management for the complex is in the process of replacing all of the roofing. Outside assigned parking stall, along with street parking directly outside the unit. This beautiful townhome, with stunning updates and a great location, won't last long on the market. Book your viewing today, before it's gone.**

Inclusions: n/a  
Property Listed By: RE/MAX Real Estate (Mountain View)

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







