



THE
A-TEAM

**RE/MAX
FIRST**

3200 60 Street #15, Calgary T1Y 4K8

MLS®#: **A2183096**

Area: **Pineridge**

Listing Date: **01/02/25**

List Price: **\$330,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 30-Jan**

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: **1,079**
Low Sqft:
Ttl Sqft: **1,079**

DOM

51
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Front Yard**
Park Feat: **Assigned,Other,See Remarks,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	24`10" x 16`5"
Foyer	Main	24`7" x 31`5"
Living Room	Main	36`8" x 45`11"
Bedroom	Second	38`3" x 26`6"
Bedroom - Primary	Second	36`8" x 50`4"
Game Room	Basement	48`11" x 37`9"

Room	Level	Dimensions
Dining Room	Main	24`1" x 19`2"
Kitchen	Main	38`0" x 24`1"
4pc Bathroom	Second	24`7" x 16`2"
Bedroom	Second	38`3" x 28`5"
Den	Basement	32`10" x 53`7"
Furnace/Utility Room	Basement	23`9" x 39`1"

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d100

Legal Desc: **7811447**

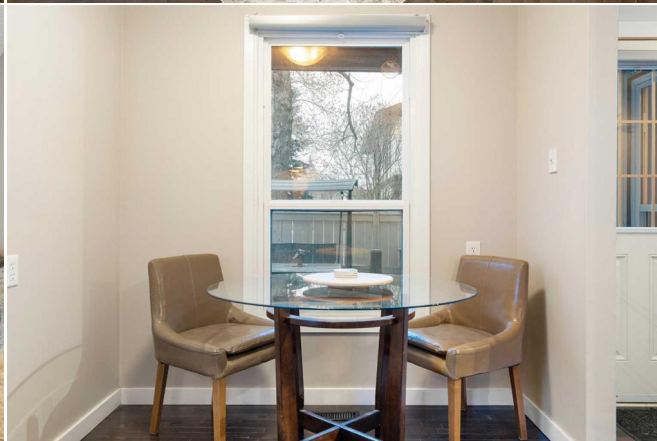
Remarks

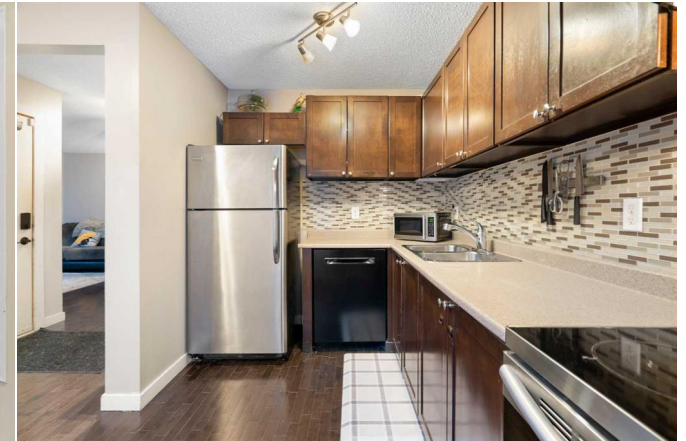
Pub Rmks: **Nestled in the peaceful and family-friendly community of Pineridge, this delightful 3-bedroom townhouse offers a perfect balance of style, functionality, and convenience. From the moment you arrive, you'll be charmed by the private, fenced front porch, an ideal space for outdoor relaxation, whether enjoying your morning coffee or hosting friends. Inside, the spacious living room welcomes you with its inviting ambiance, highlighted by a cozy wood-burning fireplace that adds warmth and character to the space. The updated kitchen boasts stainless steel appliances, ample counter and storage space, and hardwood flooring that flows throughout the main level, complementing the home's modern design. The thoughtful and functional floor plan ensures every room is utilized effectively, making it ideal for families or those who love to entertain. Additional conveniences include smart switches, offering an easy and user-friendly way to manage your lighting and create the perfect setting for any occasion. The fully finished basement provides even more versatility, with a generous recreational space perfect for a home gym, media room, or play area. Located in a quiet neighbourhood, this townhouse is just moments away from a recreation centre, schools, parks, and shopping, making it a truly unbeatable location. With its many updates, fantastic layout, and proximity to amenities, this home is ready to welcome its next owners to experience all it has to offer.**

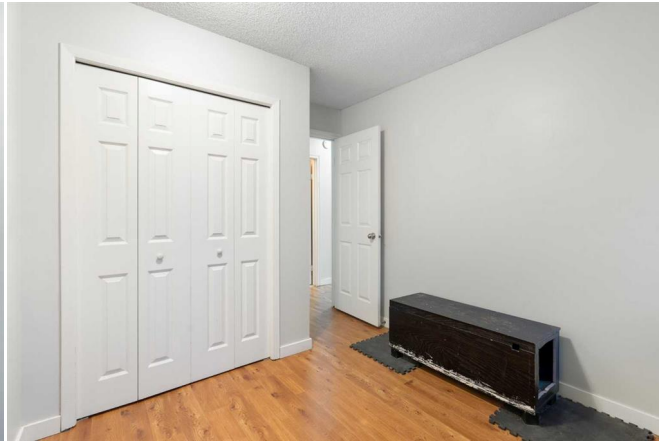
Inclusions: **Built-in projector screen, Blink smart doorbell and Google security camera, patio swing chair, patio table.**
Property Listed By: **MaxWell Capital Realty**

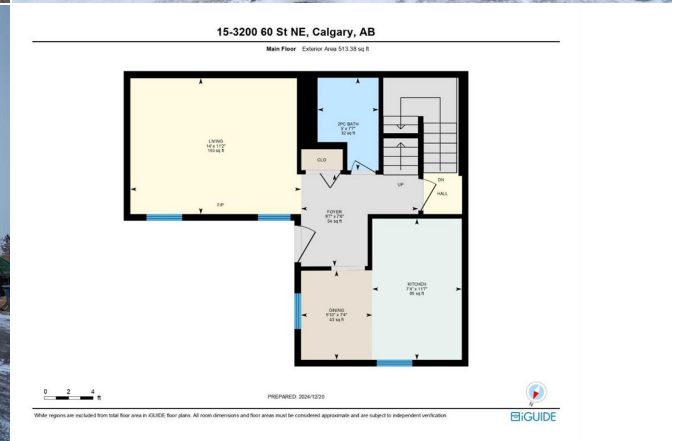
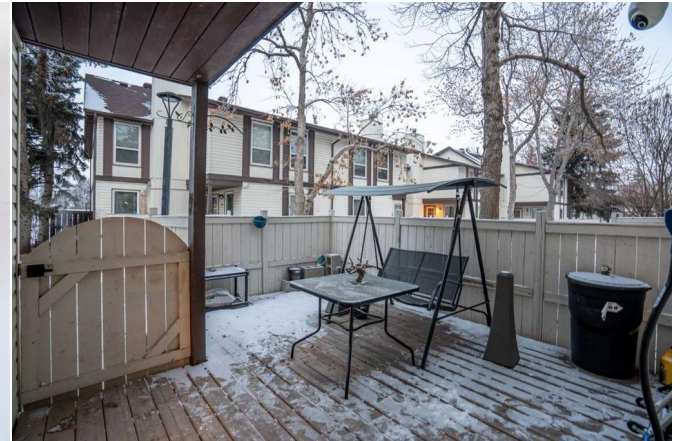
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











15-3200 60 St NE, Calgary, AB

2nd Floor Exterior Area 360.11 sq ft



PREPARED: 2024-12-20



White regions are included from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15-3200 60 St NE, Calgary, AB

Basement (Below Grade) Exterior Area 450.78 sq ft



PREPARED: 2024-12-20



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