

## 3200 60 Street #39, Calgary T1Y 4K8

| MLS®#:       | A2186825 | Area:      | Pineridge | Listing | 01/10/25 | List Price: \$309,900      |
|--------------|----------|------------|-----------|---------|----------|----------------------------|
| <b>C</b> 1 1 |          | <b>.</b> . |           | Date:   |          |                            |
| Status:      | Active   | County:    | Calgary   | Change: | None     | Association: Fort McMurray |



| <u>neral Informatio</u> | <u>n</u>  |                   |       | DOM           |           |
|-------------------------|---|-------------------|-------|---------------|-----------|
| op Type:                | Residential   |                   |       | 12            |           |
| b Type:                 | Row/Townhouse                                       |                   |       | <u>Layout</u> |           |
| y/Town:                 | Calgary   | Finished Floor Ar | ea    | Beds:         | 2 (2 )    |
| ar Built:               | 1978  | Abv Sqft:         | 1,099 | Baths:        | 1.5 (1 1) |
| <u>Information</u>      |   | Low Sqft:         |       | Style:        | 2 Storey  |
| Sz Ar:                  |   | Ttl Sqft:         | 1,099 |               |           |
| Shape:                  |   |                   |       | Parking       |           |
|                         |   |                   |       | Ttl Park:     | 1         |
|                         |   |                   |       | Garage Sz:    | -         |
| cess:                   |   |                   |       | Galage 52.    |           |
| t Feat:<br>rk Feat:     | Low Maintenance Landscape,Level,Many Trees<br>Stall |                   |       |               |           |

Utilities and Features

|   | Asphalt Shingle<br>Forced Air,Natural Gas  |  | Construction:<br><b>Wood Frame</b><br>Flooring: | Wood Frame                |   |  |  |  |
|---|--|--|---|---------------------------|---|--|--|--|
| Ext Feat:                                 | None   |  | Water Source:<br>Fnd/Bsmt:                      |                           |   |  |  |  |
| Kitchen Appl:<br>Int Feat:<br>Utilities:  | Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer<br>No Animal Home,Vinyl Windows<br>Room Information |  |   |                           |   |  |  |  |
| Room<br>2pc Bathroom                      | <u>Level</u><br>Main   | <u>Dimensions</u><br>7`8" x 5`0"               | <u>Room</u><br>Kitchen                          | <u>Level</u><br>Main      | <u>Dimensions</u><br>11`8" x 13`4"            |  |  |  |
| Living Room<br>Bedroom<br>Bedroom - Prima | Main<br>Second<br>ary Second   | 11`4" x 14`2"<br>11`9" x 8`9"<br>11`4" x 15`4" | 4pc Bathroom<br>Office<br>Game Room             | Second<br>Second<br>Lower | 7`7" x 4`11"<br>11`9" x 8`2"<br>14`2" x 12`7" |  |  |  |
|   |  |  | Legal/Tax/Financial                             |                           |   |  |  |  |
| Condo Fee:                                |  | Title:   |   | Zoning:                   |   |  |  |  |

| \$480   |   | <b>Fee Simple</b><br>Fee Freq:<br><b>Monthly</b>   | M-C1   |
|---|---|--|--|
| Legal Desc:                                     | 7811447   |  | Remarks  |
| Pub Rmks:<br>Inclusions:<br>Property Listed By: | Basement Rec Room. Ness<br>any buyer. Upon arrival, p<br>spacious Living Room with<br>paint and flooring, and an<br>throughout, a primary be<br>partially finished basemen<br>property enjoys close pro<br>to major transportation re | tled in the charming and convenient<br>pathway leading to your private fron<br>h newer carpets and a cozy gas firep<br>nple cupboard space for storage. A c<br>droom with a large closet, a seconda<br>nt Rec Room, utility room hosting a<br>paimity to sought-after amenities suc<br>outes ensures effortless commutes t | 2 Bedroom + Den Townhome is thoughtfully designed to offer versatile living spaces and a finished<br>registron neighborhood of Pineridge, this property presents an enticing blend of versatility and potential for<br>t yard and patio. Inside, the entryway features an organized closet that seamlessly guides you into a<br>place surrounded by windows. The well-appointed kitchen boasts a newer stove and dishwasher, newer<br>convenient 2-piece bathroom completes the main level. Upstairs, you'll find newer carpeting<br>ary bedroom, and a spacious den or office, along with a 4-piece Bathroom. The lower level offers a<br>recently updated hot water tank (July 2019) and furnace (March 2023). With its ideal location, this<br>th as schools, recreational facilities, shopping centers, and a variety of dining options. Ease of access<br>o surrounding areas and business districts for potential future tenants or homeowners. This property's<br>location makes it an irresistible opportunity!! Call today to view! |

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







