



THE
A-TEAM

**RE/MAX
FIRST**

3200 60 Street #38, Calgary T1Y 4K8

MLS® #: **A2188389**

Area: **Pineridge**

Listing Date: **01/17/25**

List Price: **\$405,000**

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: **Landscaped**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,102**
Low Sqft:
Ttl Sqft: **1,102**

DOM

5

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Standard**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Chandelier, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 7`8"	Kitchen	Main	13`3" x 11`8"
Living Room	Main	14`2" x 11`5"	4pc Bathroom	Second	4`10" x 7`6"
Bedroom	Second	8`10" x 11`7"	Bedroom	Second	8`2" x 11`7"
Bedroom - Primary	Second	15`3" x 11`2"	4pc Bathroom	Basement	8`5" x 4`11"
Bonus Room	Basement	12`5" x 10`6"	Furnace/Utility Room	Basement	10`7" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$492

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7811447**

Remarks

Pub Rmks: **WELCOME TO THIS FULLY RENOVATED TOWNHOME FEATURING 3 BEDS AND 2.5 BATHS! This home showcases luxurious, high-end finishes typically found in homes built by premium builders. As you step inside, you'll be greeted by stunning luxury vinyl plank flooring that flows seamlessly throughout, enhancing the beauty of the other features. For those who appreciate the charm of an old-school wood-burning fireplace over modern electric ones, this home delivers. The cozy ambiance is complemented by a beautiful feature wall in the back, maintaining a perfect balance of warmth and modern style. The kitchen is truly a showstopper, featuring a timeless two-tone design with white quartz countertops and sleek, glossy black subway tile backsplash. This unique combination sets it apart from other kitchens. Upstairs, you'll find three generously sized bedrooms and a beautifully renovated 4-piece bathroom, that matches the one downstairs. The fully finished basement offers ample space for a second living or entertainment area, complete with its very own wet bar - the perfect spot for gatherings with family and friends. Conveniently located near major highways, schools, grocery stores, and shopping malls, this home offers an unbeatable location. Don't miss the opportunity to own this gem!**

Inclusions: **N/A**
Property Listed By: **Town Residential**

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







