



THE
A-TEAM

**RE/MAX
FIRST**

3200 60 Street #15, Calgary T1Y 4K8

MLS® #: **A2206256**

Area: **Pineridge**

Listing Date: **03/27/25**

List Price: **\$320,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 31-Mar**

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: **Private**
Park Feat: **Stall**

Finished Floor Area

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

DOM

16
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

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 Range,Microwave,Washer/Dryer Stacked**
Int Feat: **Smart Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:
\$507

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1 d100**

Legal Desc: **7811447**

Remarks

Pub Rmks: **Tucked in the quiet Pineridge community, this inviting 3-bedroom townhouse offers a perfect blend of comfort, style, and functionality. The private, fenced front porch is an ideal spot for morning coffee or casual gatherings. Inside, the spacious living room features a charming wood-burning fireplace, creating a cozy atmosphere. The modern kitchen comes equipped with stainless steel appliances, plenty of counter space, and beautiful hardwood floors that extend throughout the main level. The well-designed layout maximizes space, making it perfect for both family living and entertaining. With smart switches for added convenience, you can easily adjust the lighting to suit any occasion. The fully finished basement provides versatile space, whether you need a home gym, media room, or play area. Situated in a peaceful neighbourhood, just a short walk from the recreation centre, schools, parks, and shopping, this townhouse offers both comfort and convenience — an ideal place to call home.**

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







