

15, 3200 60 Street NE  
Calgary, Alberta

MLS # A2200875



**\$325,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Smart Home		

**Inclusions:** Built-in projector screen, Blink smart doorbell and Google security camera, patio swing chair, patio table.

Tucked away in the peaceful community of Pineridge, this charming 3-bedroom townhouse combines comfort, style, and practicality. The private, fenced front porch offers a cozy spot for morning coffee or gatherings with friends. Step inside to a spacious living room featuring a warm, wood-burning fireplace that creates an inviting atmosphere. The updated kitchen boasts stainless steel appliances, ample counter space, and hardwood flooring that flows throughout the main level. Designed with functionality in mind, the layout maximizes every room, making it perfect for families or entertaining. Smart switches add modern convenience, allowing you to easily control lighting to suit any mood. The fully finished basement offers versatile space for a home gym, media room, or play area. Situated in a quiet neighbourhood just steps from a recreation centre, schools, parks, and shopping, this townhouse offers both comfort and convenience — an ideal place to call home.