4, 3200 60 Street NE
Calgary, Alberta

MLS # A2267996

$275,000

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,049 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 507
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d100
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions: Electric Stove (AS-Is Where-IS)

HOT NEW PRICE !! Welcome to this renovated end-unit townhome move-in ready and offering great value for the new buyer! Recently updated with fresh paint (walls, doors, and trim) and laminate flooring, this home is clean, bright, and well-maintained. Featuring 3 bedrooms upstairs, this property is an excellent opportunity for a first-time home buyer, investor, or empty nester looking for an affordable and comfortable home in a convenient location. The main floor offers a bright living room with a cozy fireplace, a functional kitchen and dining area, and a convenient half bath. Upstairs, youll find three comfortable bedrooms and a full bathroom, while the fully finished basement includes a spacious recreation room perfect for a home office, gym, or entertainment space. Enjoy outdoor parking and a prime location close to all amenities Village Square Leisure Centre, library, schools of all levels, shopping, public transit, McKnight Blvd, and Stoney Trail making daily life easy and convenient. This home is easy to show and offers quick possession.