

42, 3200 60 Street NE  
Calgary, Alberta

MLS # A2279965



**\$339,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Welcome to this fully renovated END UNIT townhome at 42-3200 60 St NE in the desirable Tamarack Village! This meticulously maintained property offers a perfect blend of modern living and functional design. The main level welcomes you with a modern kitchen with full height cabinetry, a separate living area to enjoy with the family, and a convenient dining space ideal for entertaining and everyday living. Upstairs, you'll discover a generous primary bedroom with ample space, two additional well-sized bedrooms, and a full bathroom, providing comfort and privacy for the whole family. With a convenient main-floor two-piece bath and thoughtful use of space throughout, this home is both practical and inviting. Located in a sought-after neighbourhood with easy access to schools, parks, shopping, and major transportation routes, this townhome represents a fantastic opportunity for first-time buyers, growing families, or savvy investors. All this in a quiet spot in the complex facing the courtyard with a private fenced backyard and powered stall parking! Don't miss your chance to own this charming home in a prime Calgary location.