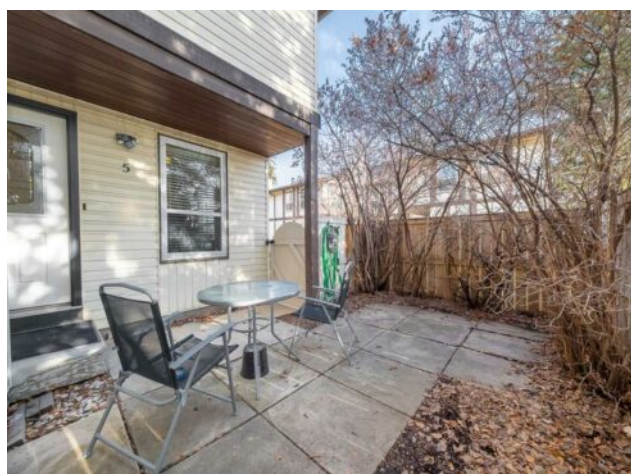


3200 60 Street NE
Calgary, Alberta

MLS # A2284219



\$274,900

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,038 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Other, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Storage, Wood Counters		

Inclusions: Window coverings

Welcome to Tamarack Village, a beautifully maintained and quietly tucked-away community complex where comfort, light, and thoughtful updates come together in this exceptional end-unit residence. Bathed in natural sunlight from its desirable corner positioning, this bright and inviting home offers three developed levels of living space designed for both everyday comfort and effortless entertaining. Upstairs, you'll find two expansive primary-sized bedrooms, each able to accommodate king-sized bedroom furniture, rarely seen at this price point, along with the possibility to reconfigure one of them into two smaller bedrooms if desired. The home is complemented by one and a half well-appointed bathrooms and tasteful recent updates including fresh modern paint, select new doors, and stylish lighting fixtures. Step outside to your private fenced patio retreat, perfect for morning coffee, summer evenings, or quiet relaxation. Combined with the privacy of an end-unit location and the prestige of a sought-after complex, this residence delivers an elevated living experience. The best part is the abundance of street parking just steps from your private patio entrance. Extra vehicle? Guests? They have somewhere to park conveniently. Remarkably offered under \$275,000, this is a rare opportunity to secure space, style, and serenity in one of the community's most desirable settings. Water/sewer, insurance, snow removal, and waste pickup are all included in the condo fees.