

# \$294,900 - 11, 3200 60 Street Ne, Calgary

MLS® #A2235384

**\$294,900**

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Let the Sun Shine In! Affordable 2 Storey END UNIT Townhome with fenced yard in a QUIET, Well-Maintained Complex Steps from Shopping, Transit & Schools. Freshly Painted with Updated Windows, Newer Shingles, & Room for a Growing family - Sunny Eat-In Kitchen, Spacious Living Room with Cozy Fireplace & Laminate Floors, Convenient Guest Powder Room & Private Fenced WEST Yard with Deck. UPPER Level features 2 Bedrooms including a Large Master, an Updated 4 Piece Bathroom, & a versatile Open LOFT Space with Venting Window - Great Home Office/Playroom/TV Area OR EASILY CONVERTED to a 3rd BEDROOM for your growing family. The Partly developed Lower Level adds a REC ROOM, Laundry Room, & Lots of additional storage. Your parking stall is 2 doors down, there's Easy Access to X-TRA Street Parking for a 2nd VEHICLE, & Condo Fees include Water/Sewer Utilities too! Professionally Managed PET-FRIENDLY Complex in the PERFECT Location - 10 MINUTE walk to the Elementary & Junior High Schools, 20 Minute walk to the High School, 15 MINUTES from Village Square Leisure Center, & a 4 minute drive to the Community Association with Tennis Courts & a Skating Rink. QUICK ACCESS to Transit, Peter Lougheed Hospital, Area Shopping, Restaurants, 16 Avenue & Stoney Trail PLUS Quick Possession too!

\*2 Pets per unit up to 33 lbs mature weight each are allowed with Board Approval\*



Built in 1978

## Essential Information

MLS® #	A2235384
Price	\$294,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,074
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	11, 3200 60 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4K8

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Plug-In

## Interior

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Landscaped, Treed  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 4th, 2025  
Days on Market        1  
Zoning                    M-C1 d100

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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