



## 3200 60 Street Calgary Alberta

\$344,900

Incredible real estate opportunity here! This well maintained 2 Bedroom + Den Townhome is thoughtfully designed to offer versatile living spaces and a finished Basement Rec Room. Nestled in the charming and convenient neighborhood of Pineridge, this property presents an enticing blend of versatility and potential for any buyer. Upon arrival, pathway leading to your private front yard and patio. Inside, the entryway features an organized closet that seamlessly guides you into a spacious Living Room with newer carpets and a cozy gas fireplace surrounded by windows. The well-appointed kitchen boasts a newer stove and dishwasher, newer paint and flooring, and ample cupboard space for storage. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find newer carpeting throughout, a primary bedroom with a large closet, a secondary bedroom, and a spacious den or office, along with a 4-piece Bathroom. The lower level offers a partially finished basement Rec Room, utility room hosting a recently updated hot water tank (July 2019) and furnace (March 2023). With its ideal location, this property enjoys close proximity to sought-after amenities such as schools, recreational facilities, shopping centers, and a variety of dining options. Ease of access to major transportation routes ensures effortless commutes to surrounding areas and business districts for potential future tenants or homeowners. This property's desirable combination of layout, newer upgrades, and prime location makes it an irresistible opportunity!! Call today to view! (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 11.75 Ft x 8.75 Ft

Office 11.75 Ft x 8.17 Ft

Primary Bedroom 11.33 Ft x 15.33 Ft

Recreational, Games room 14.17 Ft x 12.58 Ft

2pc Bathroom 7.67 Ft x 5.00 Ft

Kitchen 11.67 Ft x 13.33 Ft

Living room 11.33 Ft x 14.17 Ft

Listing Presented By:



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