



## 3200 60 Street Calgary Alberta

\$314,900

Welcome to this beautifully updated and exceptionally well-maintained end-unit townhome located in the vibrant and amenity-rich community of Pineridge. Offering 3 bedrooms, 1.5 bathrooms, and a spacious layout, this home is perfectly positioned close to Village Square Leisure Centre, schools, playgrounds, shopping, transit, and major roadways including 32nd Avenue—making it ideal for families and commuters alike. Step inside and be immediately impressed by the fresh modern updates, including new flooring throughout, fresh paint, updated light fixtures, and enhanced internet infrastructure—all contributing to a move-in ready home with stylish appeal. The warm and inviting living room features a cozy wood-burning fireplace, perfect for relaxing or entertaining. The bright kitchen offers ample cabinetry and a sunny, south-facing window that fills the space with natural light. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find a generous primary bedroom, two additional well-sized bedrooms, and a fully updated 4-piece bathroom featuring a new vanity, sink, toilet, light fixture, and refinished bathtub. The partially finished basement includes a versatile hobby room, dedicated laundry area, and plenty of storage space. Additional recent improvements include: New electrical panel (March 2023) Water softener (May 2023) Updated kitchen sink with touch-on/off faucet (May 2023) New dishwasher and on-demand hot water tap (May 2023) New light switches and electrical outlets (2023) Main floor freshly painted (Summer 2024) White rock landscaping around the patio area (Summer 2024) New ceiling fan in the primary bedroom (May 2024) Hot water tank replaced (December 2019) This unit also comes with one assigned parking stall and is part of a well-managed complex. Whether you're a first-time homebuyer or an investor looking for a turnkey rental, this property presents...

4pc Bathroom 7.58 Ft x 5.00 Ft

Bedroom 11.75 Ft x 8.25 Ft

Bedroom 11.75 Ft x 8.83 Ft

Primary Bedroom 11.42 Ft x 15.33 Ft

Office 10.92 Ft x 12.33 Ft

Storage 11.83 Ft x 24.25 Ft

2pc Bathroom 7.58 Ft x 5.00 Ft

Kitchen 11.75 Ft x 13.42 Ft

Living room 11.33 Ft x 13.83 Ft

Listing Presented By:



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eXp Realty

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