

780-380-6207
meghan@meghanrobinson.net

11, 3200 60 Street NE
Calgary, Alberta

MLS # A2235384



\$294,900

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,074 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: None

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*