

# \$314,900 - 50, 3200 60 Street Ne, Calgary

MLS® #A2205276

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,111 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

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.

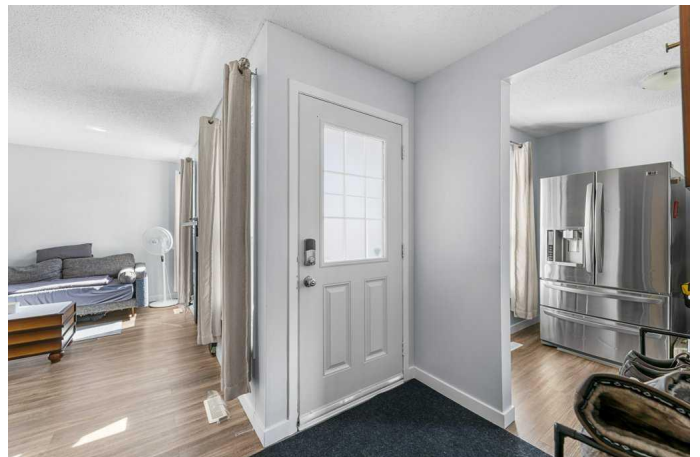
The warm and inviting living room features a cozy wood-burning fireplace, perfect for relaxing or entertaining. The bright kitchen offers ample cabinetry and a sunny, south-facing window that fills the space with natural light. A convenient 2-piece powder room completes the main floor.

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 an incredible opportunity.  
Be sure to check out the 3D virtual tour and  
book your private showing today!

Built in 1978

### Essential Information

MLS® #	A2205276
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	50, 3200 60 Street Ne
Subdivision	Pineridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4K8

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	10
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.