

# \$349,900 - 39, 3200 60 Street Ne, Calgary

MLS® #A2200684

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

| 3 Bedrooms + 3 Bathrooms | 1,100+ sqft |  
FINISHED BASEMENT | PRIVATE  
COURTYARD | NEW CARPET | FRESHLY  
PAINTED | NEW FURNACE | NEW HOT  
WATER TANK | Welcome to your new home!  
This beautifully renovated townhouse, nestled  
in the sought-after Tamarack Village  
condominium complex in Pineridge, offers a  
perfect blend of style, comfort, and  
convenience. Spanning over 1,100 sqft, this  
residence features a thoughtfully designed  
layout with 3 spacious bedrooms and 3  
bathrooms, making it ideal for both living in or  
renting out. As you step inside, you'll be  
greeted by a bright and airy living room,  
perfect for cozy family gatherings or quiet  
evenings. The spacious kitchen is a chef's  
dream, featuring stylish appliances, sleek new  
countertops, and ample cabinet space for all  
your culinary needs. A convenient powder  
room on the main floor adds extra functionality,  
making it perfect for guests. Upstairs, the  
home continues to impress with three  
generously sized bedrooms—all with new  
carpet and fresh paint. The master bedroom  
provides a tranquil retreat with plenty of natural  
light and ample closet space, while the two  
additional bedrooms are versatile, perfect for  
family, guests, or a home office. A full  
bathroom on this level ensures that everyone  
has their own space to unwind. The finished  
basement offers even more living space,  
featuring a cozy family room and an additional  
half bathroom, providing flexibility for



entertainment, a home gym, or extra storage. The location of this property is truly exceptional. Within just a 2-minute drive, you'll find two bustling strip malls, a larger shopping complex, and a vibrant recreation center with an attached library, ensuring all your shopping, dining, and recreational needs are just moments away. Families will appreciate the proximity to several well-regarded schools, making morning drop-offs and pickups a breeze. Additionally, easy access to Stoney Trail provides seamless commuting to all areas of the city, making daily travel stress-free. This townhouse is not just a home—it's a lifestyle. A peaceful retreat with everything you need for modern living right at your fingertips. Condo fees include: an assigned parking stall, water, sewer, garbage, exterior landscaping & snow removal, professional management, reserve fund, and insurance. Don't miss your chance to make this exceptional property your own. Schedule your showing today!

Built in 1978

### Essential Information

MLS® #	A2200684
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,114
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	39, 3200 60 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4K8

### **Amenities**

Amenities	Park, Playground
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Coal
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	23
Zoning	M-C1

### **Listing Details**

Listing Office	Prep Ultra
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