



**GRASSROOTS**  
REALTY GROUP

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**11, 3200 60 Street NE**  
**Calgary, Alberta**

**MLS # A2235384**



**\$294,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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\*