

# \$313,000 - 15, 3200 60 Street Ne, Calgary

MLS® #A2212595

**\$313,000**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Opportunity Knocks in Pineridge!

This 3-bedroom townhouse is full of potential and perfect for first-time buyers looking to build equity, savvy investors, or flippers ready to add value. Located in a quiet, well-established complex, this home already features a functional layout, wood-burning fireplace, stainless steel appliances, hardwood flooring on the main level, and Smart lighting switches for added convenience.

While some updates are needed, comparable renovated units in the complex are selling for \$70,000â€“\$80,000 more, making this a smart buy for anyone looking to personalize or profit. The finished basement adds extra space for a gym, rec room, or home office, and the private fenced front porch is a cozy spot to relax or entertain.

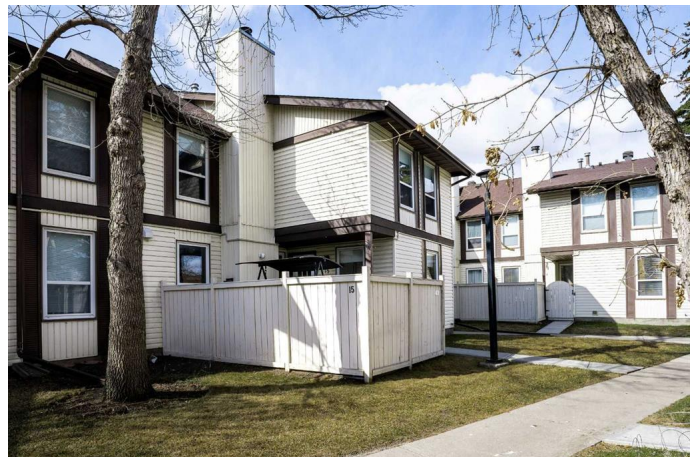
Walkable to parks, schools, shopping, and the Village Square Leisure Centre, this property blends location, lifestyle, and potentialâ€”donâ€™t miss your chance to transform this into a dream home or high-return investment!

Built in 1978

## Essential Information

MLS® # A2212595

Price \$313,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,079
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	15, 3200 60 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4K8

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Smart Home
Appliances	Dishwasher, Electric Range, Microwave, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Private

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	11
Zoning	M-C1 d100

**Listing Details**

Listing Office	MaxWell Capital 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.