



**GRASSROOTS**

REALTY GROUP

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**2703 60 Street NE  
Calgary, Alberta**

**MLS # A2321822**



**\$649,999**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, F		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Featuring: Bi-Level, 5 bedrooms, 3 full bathrooms, 2-bedroom basement suite (illegal) separate laundry, and separate entrance, front attached garage, corner lot, backing onto the green space, back alley, over 2100 sq.ft. of developed space! Newer furnace, & watertank, knock down ceilings, potlights, electric fireplace, a wood burning fireplace in the basement & newer vinyl windows! Welcome to one of Pineridge NE's most distinctive homes &mdash; a fully developed bi-level offering over 2,100 sq. ft. of living space on a generous corner lot backing onto green space, with back alley access and a front attached garage. Step inside and you are greeted by a bright, open living room filled with an abundance of natural light pouring through a striking floor-to-ceiling feature window. The electric fireplace anchors the space, adding warmth and character. The updated kitchen is thoughtfully appointed with stainless steel appliances and a walk-in pantry. The main floor also features a primary bedroom overlooking the front yard with its own 3-piece ensuite, two additional spacious bedrooms, and a 4-piece bathroom. Throughout this level, potlights, knockdown ceilings, and luxury vinyl plank flooring create a polished, cohesive finish. The lower level features a fully developed 2-bedroom illegal suite with its own separate entrance and in-suite laundry. The space is impressively laid out, offering a large living room with a wood-burning fireplace, a bright window overlooking the backyard, an updated kitchen with an island, two well-sized bedrooms, and a 4-piece bathroom &mdash; an excellent opportunity for rental income or multi-generational living. Major mechanical upgrades have already been taken care of, including a newer furnace, hot water tank, & vinyl windows giving you peace of mind from day one. Situated within walking distance of three schools (elementary, junior

high, and high school), steps from transit, and just minutes from a leisure centre and all major roadways, this home offers a location that is truly hard to beat. Welcome home.