



3211 60 Street NE
Calgary, Alberta

MLS # A2324766



\$619,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Dishwasher, Refrigerator x2, Microwave Hood Fan x2, Electric Range x2, Washer x2, Dryer x2

FULLY RENOVATED!! ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY UPSTAIRS & BASEMENT!! DOUBLE DETACHED GARAGE!! 2,100+ SQFT OF LIVING SPACE!! 5 BEDROOMS!! 2.5 BATHS!! Welcome to this FULLY RENOVATED home in the desirable community of Pineridge designed for comfortable family living. The main level features a bright and spacious living room filled with natural light, followed by a beautifully updated kitchen complete with an island, stainless steel appliances, ample cabinetry, and a pantry. The dining area provides access to the covered sunroom, creating additional year-round living space perfect for relaxing or entertaining. This level also offers 3 BEDROOMS and 2 BATHROOMS, including the primary bedroom with its own private 2PC ENSUITE. The basement features an ILLEGAL SUITE with a separate entrance and separate laundry, offering 2 BEDROOMS, a 4PC BATHROOM, a spacious recreation room with a cozy fireplace, and a utility room. Outside, you'll find a DOUBLE DETACHED GARAGE with convenient back lane access. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this move-in-ready home offers an excellent opportunity for homeowners and investors alike. THE SPACE YOU NEED, THE FEATURES YOU WANT, AND A PLACE YOU'LL LOVE TO CALL HOME!