



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3135 60 Street NE
Calgary, Alberta

MLS # A2327444



\$529,900

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained bungalow nestled on a quiet street in the established community of Pineridge. Offering over 2,000 sq. ft. of developed living space, this home features. Four bedrooms, two bathrooms, and is ready for an investor, first time home buyer or someone looking to downsize! The main floor offers a spacious living room filled with natural light, a functional kitchen with plenty of cabinetry and workspace, and a dedicated dining area perfect for everyday living and entertaining. Three generously sized bedrooms are located on the main level, including a primary bedroom complete with its own convenient 2-piece ensuite. The fully finished basement expands your living space with a large recreation room, fourth bedroom, versatile den that's perfect for a home office or hobby room, along with an abundance of storage and a spacious laundry/mechanical area. Outside, you'll appreciate the beautifully landscaped and fully fenced backyard featuring mature trees, established gardens, and plenty of room for children, pets, or summer entertaining. The oversized double detached garage provides excellent parking and storage, while the corner lot offers additional street parking. Ideally located close to schools, parks, playgrounds, shopping, public transit, and major roadways, this home offers outstanding value in one of northeast Calgary's most established communities.