

**2617 60 Street NE**  
**Calgary, Alberta**

**MLS # A2227154**



**\$529,999**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Lawn, No Ne		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** Camera's installed on the exterior of the house, but not currently activated.

Charming Fully Renovated Bungalow duplex with 2-bedroom Income Suite (illegal) and Prime Location! Welcome to your dream first home! This fully renovated bungalow offers everything you need to start your next chapter with confidence and comfort. Featuring 3 bright and spacious bedrooms and a modern bathroom upstairs, plus a formal dining room and spacious and naturally-lit living room perfect for family dinners and gatherings. Enjoy lots of natural light throughout the home and step out from the master bedroom onto your own private deck overlooking peaceful green space—a perfect spot to relax and unwind. The home backs onto serene green space with a walking path, providing a tranquil backyard retreat. Looking for extra income or a space for guests? The separate entrance leads to a cozy and bright 2-bedroom, 1-bathroom suite (illegal) downstairs with its own kitchen and laundry—ideal for rental income or hosting family and friends. Additional perks include newer windows, 2 updated kitchens, and 2 laundry closets, parking spot in front of the house—making everyday living easier and more convenient. Located just a short walk from all three schools (primary, middle, and high school), Village Square, shopping plazas, and transit stops, this home puts everything you need right at your doorstep. Don't miss this amazing opportunity to own a move-in ready home that fits your lifestyle and budget perfectly! Start building your future here today!