



**GRASSROOTS**  
REALTY GROUP

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411, 1717 60 Street SE  
Calgary, Alberta

MLS # A2217290



**\$219,900**

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Asphalt, Covered, Garage Door Opener, Heated Garage,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and beautifully updated TOP FLOOR 1-bedroom + flex space condo in the sought-after Elliston Park Condominiums—ideally positioned to enjoy breathtaking downtown and mountain views right from your private, covered balcony. Move-in ready, this home features brand new carpeting and underlay, new vinyl flooring, a modern bathroom vanity and toilet with upgraded hardware, and fresh lighting and paint throughout. The spacious primary bedroom offers double closets and a large window framing the city skyline. The open dining area flows into the living room (or optional home office), which includes a closet for added storage. In-suite laundry and a titled, secure underground parking stall add everyday convenience. Enjoy the unbeatable location across from Elliston Park, home of GlobalFest, Calgary’s annual international fireworks festival. The park features off-leash areas, scenic lake pathways, and green space perfect for outdoor relaxation. You’ll also benefit from easy access to Stoney Trail, nearby shopping (including Costco), restaurants, and Cineplex Cinemas. This is a non-smoking, pet-free unit, but the building is pet-friendly with condo board approval. Additional highlights include: two elevators, a cozy lobby library, indoor mailboxes, and ample visitor and handicap parking. Whether you’re a first-time buyer, investor, or downsizer, this is a fantastic opportunity to own a top-floor unit in a well-managed, quiet community.