



**GRASSROOTS**  
REALTY GROUP

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426, 1717 60 Street SE  
Calgary, Alberta

MLS # A2224323



**\$189,900**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| 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:   | Common, Electric Gate, Garage Door Opener, Heated Driveway, Heated Gar |        |                   |
| Lot Size: | -                                                                      |        |                   |
| Lot Feat: | -                                                                      |        |                   |

|             |                                                    |            |        |
|-------------|----------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                          | Water:     | -      |
| Floors:     | Laminate                                           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                    | Condo Fee: | \$ 525 |
| Basement:   | -                                                  | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                           | Zoning:    | M-C2   |
| Foundation: | -                                                  | Utilities: | -      |
| Features:   | Elevator, No Animal Home, No Smoking Home, Storage |            |        |

Inclusions: None

Very nicely kept Condo with Large primary bedroom , huge den that can easily function as 2nd bedroom or a home office. A 4 pc. bathroom features a tub/shower. Laundry space with in-suite stacked washer & Dryer (new). Sliding glass doors off the open concept living/kitchen and eating area into an balcony complete with gas hookup for BBQ. A TITLED secure underground parking stall and storage locker (assigned) . Very secured building with lots of visitor parking stalls. Short drive to downtown, close to schools, parks including Elliston Park & Lake across the street from the complex. Bus stop is conveniently located outside the complex.