



GRASSROOTS
REALTY GROUP

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425, 1717 60 Street SE
Calgary, Alberta

MLS # A2237254



\$219,900

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	525 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Welcome to this stunning top-floor 2-bedroom, 1-bath condo, where modern living meets exceptional comfort! Sunlight pours into the bright, updated spaces, NEW COUNTERTOPS, showcasing fresh paint, chic new flooring, and contemporary lighting that illuminate every corner of this inviting home. With a smartly designed layout that positions the bedrooms on opposite sides of the unit, you'll enjoy the perfect balance of privacy—ideal for roommates or creating that coveted home office. Experience the convenience of an assigned parking stall and the incredible bonus of condo fees COVERING ALL UTILITIES, including electricity(internet not included)! Located just moments from major roadways, public transit, shopping, and an array of key amenities, this central location simplifies your everyday life. Whether you're a first-time buyer seeking an urban retreat, a downsizer wanting to embrace a low-maintenance lifestyle, or an investor in search of a prime property, this condo ticks all the boxes. Don't miss your chance to make this bright, beautifully updated unit your own and start enjoying a vibrant, hassle-free lifestyle. Welcome home!