



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

312, 1717 60 Street SE
Calgary, Alberta

MLS # A2245702



\$199,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 557
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

Don't miss your chance to own this RENOVATED 1-bedroom + den condo in the vibrant community of Elliston Park! This MOVE-IN READY unit offers views of the park and the condo fees that include ALL UTILITIES (electricity, heat and water are included), plus 1 titled underground parking stall and 1 assigned storage locker. Quick possession available! Inside, you'll love the modern updates, including new flooring, quartz kitchen countertops, newer appliances (brand new dishwasher) and an updated 4-pc bathroom—all creating a stylish and welcoming space. The open-concept layout is filled with natural light, with a bright living and dining area that flows seamlessly onto a large private balcony with views. A dedicated den makes an ideal home office, while the bedroom features a double closet and a big window. In-suite laundry adds everyday convenience. This well-managed, pet-friendly building (with board approval) is located directly across from Elliston Park, offering year-round access to green space, off-leash areas, scenic pathways, and Calgary's iconic GlobalFest fireworks festival. Just minutes from Stoney Trail, Costco, restaurants, shopping and transit. Whether you're a first-time buyer, downsizer or investor, this is a fantastic opportunity to own a fully updated condo in one of southeast Calgary's most accessible and affordable communities. Book your showing today!