



GRASSROOTS
REALTY GROUP

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431, 1717 60 Street SE
Calgary, Alberta

MLS # A2248307



\$167,500

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	391 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 368

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: None

Welcome home to this beautifully maintained 1-bedroom, 1-bathroom condo nestled on Calgary's iconic International Avenue. Offering nearly 400 Sq.Ft. of thoughtfully designed living space, that combines functionality with comfort. The open-concept layout includes a bright living room, efficient kitchen, and cozy dining area that flows seamlessly onto your private balcony — perfect for enjoying your morning coffee or evening wind-down. The spacious bedroom also offers privacy, offset from the main living area, while the 4-piece bathroom and in-suite laundry offer added convenience. With an assigned parking stall included, everything you need is right at your fingertips. Located just moments from schools, parks, and walking pathways, and only minutes to East Hills Shopping Centre, restaurants, and entertainment options, this condo delivers unmatched value and accessibility. Commuters will especially love the quick access to Stoney Trail and public transit. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this condo is your smart and stylish option!