



**322, 1717 60 Street SE
Calgary, Alberta**

MLS # A2281126



\$229,999

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Welcome to this bright third-floor 2-bedroom, 2-bathroom condo featuring sweeping mountain views that instantly elevate everyday living. As you step inside, you're welcomed by a functional entryway with space to settle in before the layout opens into a sun-filled living area. With its southwest-facing exposure, natural light pours through large windows and flows throughout the home, creating a warm and inviting atmosphere year-round. The kitchen connects seamlessly to the main living and dining area, offering generous cabinetry and practical prep space — perfect for cooking, hosting, or simply enjoying a quiet night in. Just beyond, sliding doors lead to your private balcony — the true standout of this home. From here, unobstructed mountain views stretch across the horizon, providing a daily backdrop that's rarely found at this price point. The layout is thoughtfully designed, with the bedrooms positioned on opposite sides for added privacy. The primary bedroom feels like its own retreat, complete with a walk-through closet and private ensuite. The second bedroom is bright and versatile — ideal for guests, a roommate, or a comfortable home office. In-suite laundry and additional storage are tucked away separately for everyday convenience. Titled, heated underground parking provides comfort and security year-round, while ample visitor parking makes hosting easy. The building is equipped with a 24/7 security system and benefits from regular on-site janitorial service that helps keep common areas clean and well maintained. Condo fees include all utilities, simplifying monthly budgeting. Located directly across from Elliston Park, you're just steps from one of the area's most vibrant community spaces — featuring a dog park, playground, scenic walking trails, picnic areas, and a peaceful lake. It's an ideal setting for relaxing,

spending time outdoors, or enjoying Calgary's sunshine. With quick access to 17th Avenue, Stoney Trail, downtown Calgary, the East Hills shopping district, and Chestermere, the location offers exceptional convenience and connectivity. Whether commuting, exploring nearby pathways, or watching the GlobalFest fireworks, everything is within easy reach. Bright, functional, and defined by incredible views — this is a home that feels right the moment you walk in.