



**224, 1717 60 Street SE  
Calgary, Alberta**

**MLS # A2287065**

**\$229,900**



<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Garage Door Opener, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting		
<b>Inclusions:</b>	None		

WELCOME! to this spacious apartment-style condo offering over 800 sq. ft. of functional living space. Ideally situated for those who appreciate outdoor recreation, this home is located at 1717 60 Street SE, just moments from the walking paths, playground, and annual fireworks displays at Elliston Park. Step inside to a bright, open-concept layout that maximizes space and flow. The kitchen features practical cabinetry and an eat-in area, transitioning seamlessly into the living room. From here, step out onto your private balcony to enjoy fresh air and north-facing exposure. The primary bedroom serves as a comfortable retreat, complete with a walk-in closet and a private 4-piece ensuite bathroom. The second bedroom is generously sized and is conveniently situated near the main 4-piece bathroom, providing excellent separation of space for roommates, guests, or a home office. Additional features include the convenience of in-suit laundry and the comfort of a titled, heated underground parking stall—a necessity for Calgary winters. With condo fees that include heat and water, and easy access to transit and Stoney Trail, this unit represents a fantastic opportunity for first-time buyers or investors.