



**335, 1717 60 Street SE**  
**Calgary, Alberta**

**MLS # A2149391**



**\$320,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 599
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows		

**Inclusions:** None

This is an outstanding opportunity to own a FULLY RENOVATED 2-bedroom, 2-bathroom apartment on the 3rd floor. The unit, almost 850 sq ft, features an open-concept kitchen and a spacious living area with a fireplace for added warmth. The layout is well-designed, with the living space separating the two bedrooms. The apartment also boasts a balcony with beautiful views. The kitchen is amazing, with a peninsula island, ample cupboard space, and plenty of counter space. A sliding glass door provides access to a covered patio. The primary bedroom includes a walk-through closet and a full ensuite bathroom with a tub. The second bedroom is adjacent to an updated second bathroom. Condo fees cover electricity, heat, water, sewer, and garbage. The unit comes with an assigned parking stall. The complex is well-run, with secure entry and a welcoming foyer. It is pet-friendly, allowing dogs and cats, and includes a dedicated dog run area. The complex is located across from Elliston Park, which offers walking paths, an off-leash dog park, a playground, and year-round activities, including the GlobalFest fireworks. It is close to Stoney Trail and Deerfoot Trail, shopping centers like Costco and Walmart, and public transportation options, including the Max Purple City Centre, and buses 87 and 440 along 17th Avenue SE. The condo fees include a comprehensive range of utilities for enhanced convenience. The building is well-maintained and offers a secure environment.