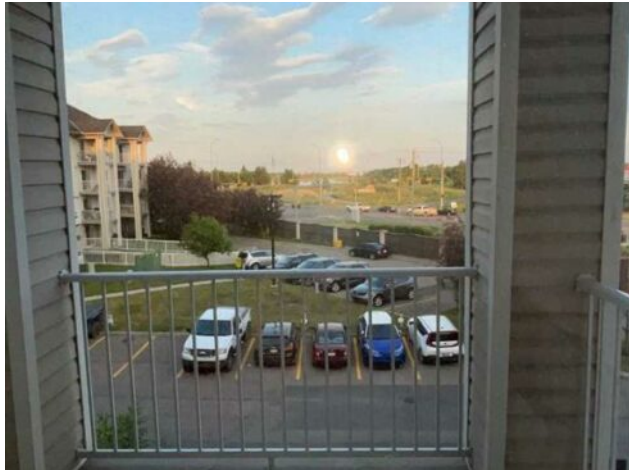




**308, 1717 60 Street SE**  
**Calgary, Alberta**

**MLS # A2150326**



**\$247,500**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	657 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** Call seller directly.

Renovated Condo with Park Views in Elliston Park. Welcome to your new home or revenue property! This condo underwent substantial renovations in 2022. Enjoy the modern appeal of sleek stainless-steel appliances, elegant flooring, and contemporary lighting throughout this well-managed, secured building. The unit features 1 bedroom plus a spacious den, which can be used as an extra bedroom. It boasts FANSTASTIC in-suite storage with the front hall closet, linen closet, double closet in the bedroom as well as ANOTHER room that's perfect for storage, hobby room or even a small home office! Enjoy the comfort of laundry at home with your upright washer and dryer located inside your unit. Relax and unwind with stunning views of Elliston Park from both the living room and your bedroom. Your large, private balcony is the perfect vantage point to enjoy the annual fireworks competition: Globalfest! This unit also comes with a secure storage unit on the main floor of the building (8.5'x4.5'), perfect for your bike, tools or seasonal gear! A designated parking spot with plugin as well as ample visitor parking. Located in a vibrant neighborhood, this condo is close to shopping, dining, transit and recreational facilities. This unit has always been a rental and has never been vacant! Current tenant will be vacating on Aug 31st. Consider steady rental income as Calgary's rental market is incredibly hot, making this an excellent investment opportunity.