



**317, 1717 60 Street SE
Calgary, Alberta**

MLS # A2153969



\$315,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,015 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Barbecue on deck, wardrobe in den, Telus Fibre box

****Open House Sat August 3rd 1-3:30 pm**.** Great opportunity to own one of the largest units in a very well-run, secure building-all utilities included! At over 1000 square feet, this unit has two bedrooms, two full size baths, and a large den- a rare floor plan for the complex. The primary bedroom is huge and could easily fit a king-size bed as well as a desk or small seating area, and has a large walk-in closet and full en-suite bathroom. The second bedroom is located on the other side of the unit, and has a full bath also- no common walls would make for a great shared living situation. The kitchen is spacious and has an island with breakfast bar. There is a FULL-SIZE laundry/storage room- no need for stacked machines! The unit has been fully renovated including the bathrooms, flooring, paint and appliances. The balcony is large and private. The unit has one assigned parking stall which is conveniently located close to the nearest entrance, and is also close to the elevator (no long hallway treks with the groceries!) The building itself is very well-managed, and has had a ton of upgrades and renovations done (without any special assessments levied)- it's now described as "project free". Upgrades include a new roof, balcony coverings, updated plumbing, full renovation of all common areas, and upgraded security including comprehensive lighting and high-end cameras and intercom system. Other features include the community garden, free-cycle area, lending library, and bottle collection program to fund special events. This is a pet friendly building with no size or breed restrictions, and has a fenced in dog-run area. Right across the street is Elliston Park and Lake, offering many recreational opportunities, walking paths and an off-leash area, and also Calgary's easiest commute to the famous GlobalFest fireworks festival. With easy access to both

Stony Trail and the Deerfoot, nothing is far away! Contact your realtor and come see all this has to offer today.