



335, 1717 60 Street SE
Calgary, Alberta

MLS # A2191311



\$275,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	845 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

FULLY RENOVATED 2-bedroom, 2-bathroom apartment on the 3rd floor and prepare to be impressed. As you enter, you're greeted by a spacious open-concept living area that flows seamlessly into a kitchen. The kitchen features a modern peninsula island, lots of cabinetry, and plenty of counter space—perfect for both cooking and entertaining. A cozy fireplace in the living room adds warmth and charm to the space, making it an inviting retreat. CONDO FEES COVER ELECTRICITY, HEAT, WATER, SEWER, AND GARBAGE—OFFERING EXCEPTIONAL VALUE. From the living room, step through the sliding glass doors onto your private covered balcony, where you can relax and take in the beautiful views. The thoughtful layout ensures privacy, with the two bedrooms strategically placed on opposite sides of the unit. The primary bedroom offers a serene escape, complete with a walk-through closet leading to a full ensuite bathroom featuring a tub. The second bedroom is generously sized and located next to another fully updated bathroom, ideal for guests or family members. This well-managed complex offers secure entry and a welcoming foyer, and it's pet-friendly, with a dedicated dog run for your furry friends. Conveniently located across from Elliston Park, you'll enjoy walking paths, an off-leash dog park, and playgrounds, plus year-round activities like the spectacular GlobalFest fireworks. With easy access to Stoney Trail, Deerfoot Trail, and major shopping centers like Costco and Walmart, as well as public transportation options including the Max Purple and buses 87 and 440, this home combines comfort, convenience, and a vibrant lifestyle. Condo fees cover electricity, heat, water, sewer, and garbage—offering exceptional value. Act fast—homes like this won't stay on the market for long!