

301, 1717 60 Street SE
Calgary, Alberta

MLS # A2156914



\$239,900

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	790 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator		

Inclusions: NA

This Stunning End Unit - 2 bedroom, 2 Full Bathrooms condo is located on the THIRD Floor with views to the South West, has been freshly painted & professionally cleaned. The first 5 interior photos have been virtually staged to show how amazing this unit would look furnished. Just under 800 sq ft, this unit showcases an open-concept kitchen alongside a generously sized living area, painted and contemporary grey hues. The thoughtfully designed layout positions the living space between the two bedrooms, enhancing privacy. The kitchen is equipped with a peninsula island, abundant cupboard storage, & extensive counter space. Sliding glass doors lead to a spacious sheltered balcony with south & west views. The master bedroom is complete with a walk-in closet & a 4PC ensuite bathroom that includes a bathtub. The second bedroom is conveniently situated to a 4pc full bathroom. Condominium fees include ALL utilities "electricity, heating, water, sewer, & trash" The unit has a designated parking stall - #9. The well-managed complex offers secure access with an inviting foyer, it is pet-friendly for both dogs & cats & provides a POTTY PAD AREA for your Pup. Situated opposite Elliston Park, residents enjoy access to walking trails, an off-leash dog area, a playground & various year-round events, including the GlobalFest fireworks. The location affords proximity to major roadways like Stoney Trail & Deerfoot Trail, retail giants such as Costco, Walmart, Michaels, along with public transit routes, The building is meticulously maintained and ensures a secure living space. "Disclosure - The Listing agent is related to the Seller "