

347, 1717 60 Street SE
Calgary, Alberta

MLS # A2220531

\$189,900

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	525 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

Move-in clean and ready for you. Check out this front row seat to Calgary's Globalfest annual event with the most spectacular international fireworks show! This 3rd floor SOUTH-FACING unit comes with an open kitchen, secluded den/lounge, one bedroom with a ceiling fan & full closet and a spacious balcony. This well-maintained unit's palette is light and neutral, it offers includes in-suite laundry and all appliances, including a premium KitchenAid convection microwave/hood fan combo. Low condo fees also include utilities! One assigned parking stall is included, and ample visitor parking is available at the main entrance. The building is pet-friendly with Board Approval, and a designated doggie play area is conveniently available on the north side of the property. If you enjoy gardening, there are plots available by request in a unique community garden area. Located just across the street from Elliston Park, you'll enjoy year-round amenities such as walking and biking pathways, picnic shelters, an inclusive playground, a rose garden, an interactive sundial, and an off-leash dog area in the southeast corner of the park. With transit nearby and daily conveniences within reach, this condo offers lifestyle, location, and comfort all in one package.