



THE A-TEAM

RE/MAX FIRST

1717 60 Street #335, Calgary T2A 7Y7

MLS#: A2149391 Area: Red Carpet Listing: 07/13/24 List Price: \$299,999
Status: Active County: Calgary Change: -\$20k, 18-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2004

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Assigned,Stall

Finished Floor Area

Abv Sqft: 845
Low Sqft:
Ttl Sqft: 845

DOM

65
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony,Barbecue,Dog Run,Electric Grill,Lighting

Construction: Vinyl Siding,Wood Frame
Flooring: Carpet
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked
Int Feat: Elevator,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Track Lighting,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom, Kitchen, Dining Room, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$599 Title: Fee Simple Zoning: M-C2

Fee Freq:
Monthly

Legal Desc: **0313599**

Remarks

Pub Rmks: **This is an outstanding opportunity to own a FULLY RENOVATED 2-bedroom, 2-bathroom apartment on the 3rd floor. The unit, almost 850 sq ft, features an open-concept kitchen and a spacious living area with a fireplace for added warmth. The layout is well-designed, with the living space separating the two bedrooms. The apartment also boasts a balcony with beautiful views. The kitchen is amazing, with a peninsula island, ample cupboard space, and plenty of counter space. A sliding glass door provides access to a covered patio. The primary bedroom includes a walk-through closet and a full ensuite bathroom with a tub. The second bedroom is adjacent to an updated second bathroom. Condo fees cover electricity, heat, water, sewer, and garbage. The unit comes with an assigned parking stall. The complex is well-run, with secure entry and a welcoming foyer. It is pet-friendly, allowing dogs and cats, and includes a dedicated dog run area. The complex is located across from Elliston Park, which offers walking paths, an off-leash dog park, a playground, and year-round activities, including the GlobalFest fireworks. It is close to Stoney Trail and Deerfoot Trail, shopping centers like Costco and Walmart, and public transportation options, including the Max Purple City Centre, and buses 87 and 440 along 17th Avenue SE. The condo fees include a comprehensive range of utilities for enhanced convenience. The building is well-maintained and offers a secure environment.**

Inclusions: **None**
Property Listed By: **MaxWell Central**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123