



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1717 60 Street #308, Calgary T2A 7Y7**

MLS®#: **A2150326**

Area: **Red Carpet**

Listing Date: **07/17/24**

List Price: **\$229,900**

Status: **Pending**

County: **Calgary**

Change: **-\$18k, 16-Sep**

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: **Stall**

Finished Floor Area

Abv Sqft: **656**  
Low Sqft:  
Ttl Sqft: **656**

DOM

**126**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **See Remarks**  
Sewer:  
Ext Feat: **Balcony**

Construction: **See Remarks**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **See Remarks,Washer/Dryer**  
Int Feat: **Kitchen Island,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 11`5"</b>	<b>Den</b>	<b>Main</b>	<b>11`1" x 11`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`5" x 8`7"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$507

Fee Simple

M-C2

Fee Freq:  
Monthly

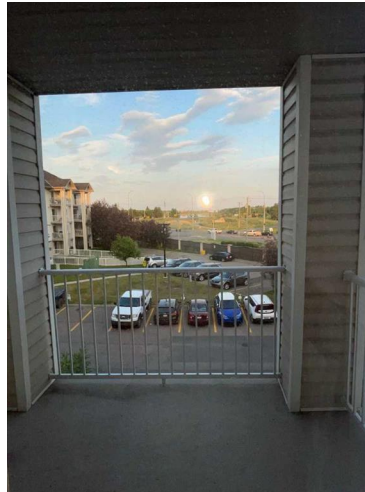
Legal Desc: 0313599

Remarks

Pub Rmks: **\*\*PRICE REDUCED\*\* Freshly painted, move-in ready 3rd-floor condo with PARK VIEWS in Elliston Park. Welcome to your new home or revenue property! Enjoy the modern appeal of SLEEK STAINLESS-STEEL APPLIANCES, ELEGANT FLOORING, and CONTEMPORARY LIGHTING throughout this well-managed, secure building. The unit features 1 BEDROOM plus a spacious DEN, which can be used as an extra bedroom. It boasts fantastic IN-SUITE STORAGE, including a front hall closet, linen closet, double closet in the bedroom, and an additional room that's perfect for storage, a hobby room, or even a small home office! Enjoy the comfort of IN-SUITE LAUNDRY with your upright washer and dryer located inside the unit. Relax and unwind with STUNNING VIEWS of ELLISTON PARK from both the living room and your bedroom. Your large, 3rd-floor balcony is the perfect vantage point to enjoy the annual fireworks competition: GLOBALFEST! ALL UTILITIES ARE INCLUDED in your condo fees. This unit also comes with a secure STORAGE UNIT on the main floor (8.5'x4.5'), perfect for your bike, tools, or seasonal gear. A designated parking spot with plug-in as well as ample visitor parking. This PET-FRIENDLY building has been upgraded and renovated with no special assessments. Very well-managed with proactive maintenance, including a new roof and security system. Additional amenities include a fenced dog run, community garden, lending library, and a free-cycle area. Located in a vibrant neighborhood, this condo is close to shopping, dining, transit, and recreational facilities.**

Inclusions: Call seller directly.  
Property Listed By: Honestdoor Inc.

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





X: 3301.99, Y: 5656150.07

