



THE
A-TEAM

**RE/MAX
FIRST**

1717 60 Street #426, Calgary T2A7Y7

MLS® #: **A2165066**

Area: **Red Carpet**

Listing Date: **09/11/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **533**
Low Sqft:
Ttl Sqft: **533**

DOM

71

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Common,Electric Gate,Garage Door Opener,Heated Driveway,Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Barbecue,BBQ gas line,Dog Run,Lighting**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Oven-Built-In,Refrigerator,Washer/Dryer

Int Feat:

Elevator,No Animal Home,No Smoking Home,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`7" x 6`7"	Office	Main	11`5" x 8`10"
Kitchen	Main	11`6" x 8`3"	Bedroom - Primary	Main	11`3" x 11`1"
4pc Ensuite bath	Main	7`6" x 4`11"	Laundry	Main	2`10" x 2`3"
Balcony	Main	9`1" x 7`6"			

Legal/Tax/Financial

Condo Fee:

\$525

Title:

Fee Simple

Zoning:

M-C2

Legal Desc: 0313599

Fee Freq:
Monthly

Remarks

Pub Rmks: **Very nicely kept Condo with Large primary bedroom , huge den that can easily function as 2nd bedroom or a home office. A 4 pc. bathroom features a tub/shower. Laundry space with in-suite stacked washer & Dryer (new). Sliding glass doors off the open concept living/kitchen and eating area into an balcony complete with gas hookup for BBQ. A TITLED secure underground parking stall and storage locker (assigned) . Very secured building with lots of visitor parking stalls. Short drive to downtown, close to schools, parks including Elliston Park & Lake across the street from the complex. Bus stop is conveniently located outside the complex.**

Inclusions:
Property Listed By: **None**
TREC The Real Estate Company

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







