



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1717 60 Street #426, Calgary T2A7Y7**

MLS® #: **A2165066**

Area: **Red Carpet**

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

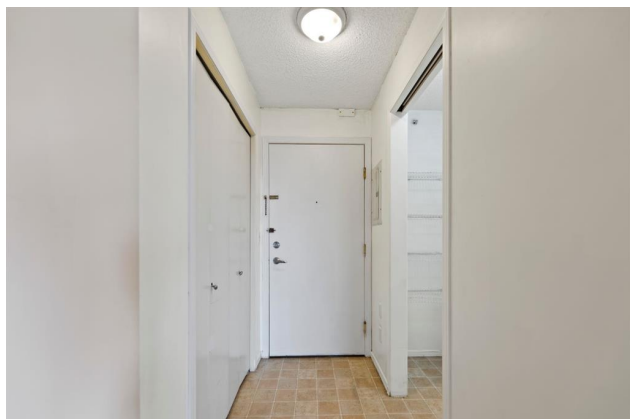
List Price: **\$209,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 28-Dec**

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

**164**  
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>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 6`7"</b>	<b>Office</b>	<b>Main</b>	<b>11`5" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 8`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 11`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`10" x 2`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`1" x 7`6"</b>			

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**



