



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1717 60 Street #344, Calgary T2A 7Y7**

MLS® #: **A2173822**

Area: **Red Carpet**

Listing Date: **10/23/24**

List Price: **\$209,400**

Status: **Active**

County: **Calgary**

Change: **-\$500, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
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: **529**  
Low Sqft:  
Ttl Sqft: **529**

DOM

**59**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,In Floor,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 11`1"</b>
<b>Den</b>	<b>Main</b>	<b>11`7" x 11`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 6`8"</b>			

Legal/Tax/Financial

Condo Fee: **\$433**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **0313599**

Remarks

Pub Rmks: **Affordable living in this well run pet-friendly condo. All utilities included in one low monthly fee. There are no size or breed restrictions and a fenced in dog run area is available. The unit has a good size primary bedroom along with a large den that can be used as an office or living area. Enjoy the convenience of in-suite laundry. There is one assigned surface parking stall with a plug-in. The building is well managed with a number of recent upgrades without any special assessments. Conveniently located across the street from Elliston Park which offers walking paths and an off leash area as well as the annual Globalfest fireworks festival. With easy access to Stoney Trail and Deerfoot Trail, nothing is far away.**

Inclusions: n/a

Property Listed By: **RE/MAX Real Estate (Central)**

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







