



THE
A-TEAM

**RE/MAX
FIRST**

1717 60 Street #335, Calgary T2A7Y7

MLS® #: **A2179965**

Area: **Red Carpet**

Listing Date: **11/21/24**

List Price: **\$285,000**

Status: **Pending**

County: **Calgary**

Change: **None**

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: **Parkade**

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Awning(s), Balcony, Barbecue, Dog Run, Electric Grill, Lighting**

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

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 8`6"
Bedroom	Main	10`1" x 11`11"
Foyer	Main	5`6" x 8`2"
Living Room	Main	16`2" x 14`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`9" x 4`11"
Dining Room	Main	7`11" x 8`10"
Kitchen	Main	10`0" x 8`5"
Bedroom - Primary	Main	11`10" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$599

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0313599**

Remarks

Pub Rmks: **FULLY RENOVATED 2-bedroom, 2-bathroom apartment on the 3rd floor and prepare to be impressed. As you enter, you're greeted by a spacious open-concept living area that flows seamlessly into a kitchen. The kitchen features a modern peninsula island, lots of cabinetry, and plenty of counter space—perfect for both cooking and entertaining. A cozy fireplace in the living room adds warmth and charm to the space, making it an inviting retreat. CONDO FEES COVER ELECTRICITY, HEAT, WATER, SEWER, AND GARBAGE—OFFERING EXCEPTIONAL VALUE. From the living room, step through the sliding glass doors onto your private covered balcony, where you can relax and take in the beautiful views. The thoughtful layout ensures privacy, with the two bedrooms strategically placed on opposite sides of the unit. The primary bedroom offers a serene escape, complete with a walk-through closet leading to a full ensuite bathroom featuring a tub. The second bedroom is generously sized and located next to another fully updated bathroom, ideal for guests or family members. This well-managed complex offers secure entry and a welcoming foyer, and it's pet-friendly, with a dedicated dog run for your furry friends. Conveniently located across from Elliston Park, you'll enjoy walking paths, an off-leash dog park, and playgrounds, plus year-round activities like the spectacular GlobalFest fireworks. With easy access to Stoney Trail, Deerfoot Trail, and major shopping centers like Costco and Walmart, as well as public transportation options including the Max Purple and buses 87 and 440, this home combines comfort, convenience, and a vibrant lifestyle. Condo fees cover electricity, heat, water, sewer, and garbage—offering exceptional value. Act fast—homes like this won't stay on the market for long!**

Inclusions: **None**
Property Listed By: **Amovista**

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









335-1717 60 St SE, Calgary, AB

Main Floor Interior Area 845.07 sq. ft.



0 3 6

PREPARED: 2024/1/20



With regions excluded from total floor area in GLUE file plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.