



THE
A-TEAM

**RE/MAX
FIRST**

1717 60 Street #419, Calgary T2A 7Y7

MLS®#: **A2179976**

Area: **Red Carpet**

Listing Date: **11/20/24**

List Price: **\$219,000**

Status: **Active**

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: **Stall**

Finished Floor Area

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

DOM

0

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Ceiling Fan(s), Laminate Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`3" x 11`6"	Kitchen With Eating Area	Main	11`7" x 14`10"
Bedroom - Primary	Main	8`11" x 11`2"	4pc Bathroom	Main	4`11" x 7`8"
Entrance	Main	3`7" x 6`0"	Laundry	Main	2`3" x 7`7"
Balcony	Main	8`7" x 7`7"			

Legal/Tax/Financial

Condo Fee:
\$433

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0313599**

Remarks

Pub Rmks: **Discover this bright 1-bedroom + spacious den corner apartment, offering the perfect blend of comfort and convenience. Nestled on the top floor, this unit boasts an open layout, abundant natural light, and privacy. With low condo fees including electricity, it's as budget-friendly as it is stylish. It comes with newly installed carpets, light fixtures and ceiling fans. Enjoy a spacious primary bedroom with a versatile his and hers closet. Located just steps from close to all sorts of amenities such as schools, playgrounds, shopping, restaurants, grocery stores, transportation, East Hills Shopping Plazas Costco and Walmart, Stoney Trail, 17th Avenue this property is ideal for first-time buyers or savvy investors. Make it yours today - opportunities like this don't last long!**

Inclusions: **Window coverings**
Property Listed By: **Real Broker**

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







