

**321, 1717 60 Street SE**  
**Calgary, Alberta**

**MLS # A2311132**



**\$159,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Red Carpet                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 393 sq.ft.                         | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 391 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** BBQ

Experience comfort and convenience in this 1-bedroom affordable condo located directly across from Elliston Park! All brand NEW appliances and the in-suite washer and dryer add everyday convenience. Low condo fees include all utilities: electricity, heat, and water. The unit also comes with one assigned parking stall and access to ample visitor parking. This well-maintained, pet-friendly building (with Board Approval) also features community garden plots available upon request. Located just steps from Elliston Park, you'll enjoy year-round access to scenic walking and biking pathways, picnic shelters, a rose garden, interactive sundial, inclusive playground, and off-leash dog area. With transit nearby and quick access to Stoney Trail, Costco, and everyday amenities, this home offers the perfect blend of lifestyle, location, and value. Whether you're a first-time buyer, downsizer, or investor, this condo is an exceptional opportunity in one of southeast Calgary's most accessible and affordable communities.