

**102, 1717 60 Street SE**  
**Calgary, Alberta**

**MLS # A2312526**



**\$229,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 703
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautiful ground floor condo in Elliston Park! Bright and sun-filled, this spacious home offers over 800 ft. with 2 bedrooms and 2 bathrooms. The primary bedroom features a walk-through closet leading to a 4-piece ensuite bathroom. Recently renovated prior to the seller's purchase in 2023 and freshly painted throughout, this well-maintained condo is move-in ready. Enjoy an open-concept layout connecting the living, dining, and kitchen areas, perfect for entertaining or relaxing. Step out onto your private balcony to enjoy fresh air and peaceful views. Elliston Park is just across the street, featuring a lake, playgrounds, off-leash dog park and hosting the Global Fest fireworks in summer. Condo fees cover all utilities & heat, water & sewer, electricity plus assigned parking & making this home convenient. Quick access to Stoney Trail, downtown, major transportation routes, and East Hills Shopping Centre which includes Costco, Walmart, Cineplex, Restaurants, and more adds to the unbeatable location. And convenient to use rapid and reliable Transit service runs along 17th Ave. Additional features include in-suite laundry that enhance comfort and functionality. Whether you're a first-time buyer, downsizing, or investing, this bright, inviting condo offers exceptional value. Don't miss out & come and see to appreciate!