

146, 1717 60 Street SE
Calgary, Alberta

MLS # A2313526



\$185,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Electric Stove as is, Dishwasher as is, Hood Fan

GROUND FLOOR UNIT | ALL UTILITIES INCLUDED IN CONDO FEES | AFFORDABLE HOME OWNERSHIP. Welcome to Elliston Park Condominiums—an excellent opportunity for first-time buyers, downsizers, or investors. This ground-floor unit offers a functional layout with 1 bedroom, 1 full bathroom, in-suite laundry, and an assigned parking stall. The living area is big enough for you full sized sectional and perfect for a comfortable hangout spot or work from home area. The dining space and kitchen and filled ith natural light from the patio door with direct access to the outdoor concrete patio, creating a comfortable and practical floor plan. The bedroom is generously sized, while the ground-level location provides easy access and convenience. Enjoy your own private patio space and the ease of maintenance-free living. Condo fees include electricity, gas, water, sewer, insurance, professional management, reserve fund contributions, snow removal, garbage collection, and grounds maintenance, making budgeting simple and predictable. Conveniently located close to parks, schools, shopping, playgrounds, and Elliston Park, with easy access to major roadways and public transportation. Whether you're looking for an affordable place to call home or a great addition to your investment portfolio, this property offers exceptional value.