

341, 1717 60 Street SE
Calgary, Alberta

MLS # A2326434



\$165,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome home to this charming 1-bedroom plus den condo, offering the perfect blend of modern convenience and cozy comfort in an exceptional, highly connected location that is tailor-made for first-time buyers or savvy investors. Step inside to find a beautifully optimized floor plan that maximizes every square inch, anchored by a quaint, open-concept kitchen and living area designed for seamless daily living and easy entertaining. Just off the living room, you can slide open the glass doors to your private, East-facing balcony, which serves as the perfect spot to sip your morning coffee while soaking in the early sunrise. Tucked away is a versatile separate den that makes an ideal flex space for a quiet home office, creative studio, or reading nook, while the generously sized primary bedroom offers a peaceful retreat at the end of the day with ample closet space. Across the hall, you will find a clean 4-piece bathroom that smartly houses a stacked washer and dryer setup alongside a dedicated storage alcove to keep your home clutter-free. As a rare and massive perk for a 1-bedroom unit, this condo comes complete with two dedicated outdoor parking stalls, eliminating the stress of shuffling vehicles or hunting for street parking when guests arrive. Location is truly everything here, as this property puts you right in the center of convenience with immediate access to the bustling East Hills shopping area featuring Costco, Walmart, a movie theatre, and an endless array of popular restaurants and retail boutiques. It is also strategically positioned just minutes from Stoney Trail, making your daily commute around any quadrant of Calgary fast and effortless, while sitting just a stone's throw away from Elliston Park to give you instant access to peaceful walking paths, a massive lake, off-leash dog zones, and a front-row seat to the spectacular annual GlobalFest fireworks. This

cute, low-maintenance condo offers an incredible lifestyle package at an affordable price point, so don't miss out on making it yours!