

**344, 1717 60 Street SE**  
**Calgary, Alberta**

**MLS # A2173822**



**\$209,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Red Carpet                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 529 sq.ft.                         | <b>Age:</b>   | 2004 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, In Floor, Hot Water

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 433

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** n/a

Affordable living in this well run pet-friendly condo. All utilities included in one low monthly fee. There are no size or breed restrictions and a fenced in dog run area is available. The unit has a good size primary bedroom along with a large den that can be used as an office or living area. Enjoy the convenience of in-suite laundry. There is one assigned surface parking stall with a plug-in. The building is well managed with a number of recent upgrades without any special assessments. Conveniently located across the street from Elliston Park which offers walking paths and an off leash area as well as the annual Globalfest fireworks festival. With easy access to Stoney Trail and Deerfoot Trail, nothing is far away.