

\$279,500 - 317, 1717 60 Street Se, Calgary

MLS® #A2153969

\$279,500

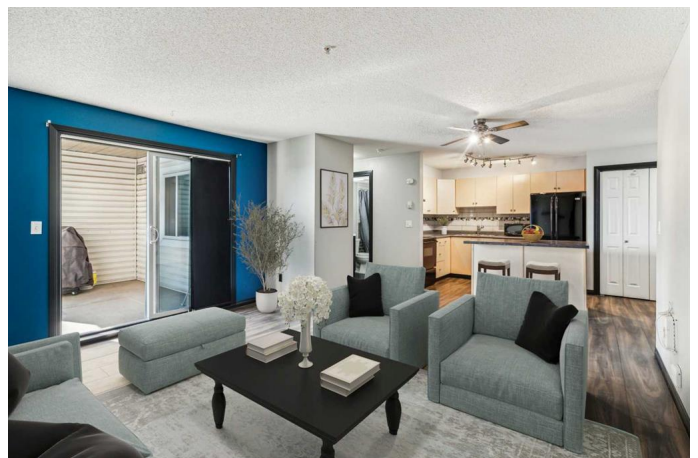
2 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

UNIT INCLUDES ONE YEAR FREE HEATED UNDERGROUND PARKING PASS**

Available for immediate possession! Great opportunity to own one of the largest units in a very well-run, secure building-all utilities included! At over 1000 square feet, this unit has two bedrooms, two full size baths, and a large den- a rare floor plan for the complex. The primary bedroom is huge and could easily fit a king-size bed as well as a desk or small seating area, and has a large walk-in closet and full en-suite bathroom. The second bedroom is located on the other side of the unit, and has a full bath also- no common walls would make for a great shared living situation. The kitchen is spacious and has an island with breakfast bar. There is a FULL-SIZE laundry/storage room- no need for stacked machines! The unit has been fully renovated including the bathrooms, flooring, paint and appliances. The balcony is large and private. The unit has one assigned parking stall which is conveniently located close to the nearest entrance, and is also close to the elevator (no long hallway treks with the groceries!) The unit also includes the one year pre-paid lease of a heated underground parking stall. The building itself is very well-managed, and has had a ton of upgrades and renovations done (without any special assessments levied)- it's now described as "project free". Upgrades include a new roof, balcony coverings, updated plumbing, full renovation of all common areas, and upgraded security



including comprehensive lighting and high-end cameras and intercom system. Other features include the community garden, free-cycle area, lending library, and bottle collection program to fund special events. This is a pet friendly building with no size or breed restrictions, and has a fenced in dog-run area. Right across the street is Elliston Park and Lake, offering many recreational opportunities, walking paths and an off-leash area, and also Calgary's easiest commute to the famous GlobalFest fireworks festival. With easy access to both Stony Trail and the Deerfoot, nothing is far away! Contact your realtor and come see all this has to offer today.

Built in 2004

Essential Information

MLS® #	A2153969
Price	\$279,500
Sold Price	\$275,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	317, 1717 60 Street Se
Subdivision	Red Carpet
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7Y7

Amenities

Amenities	Community Gardens, Dog Run, Elevator(s), Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	See Remarks, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Wall/Window Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	October 30th, 2024
Days on Market	92
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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