



## 1717 60 Street Calgary Alberta

\$219,000

Affordable living in a well-run, secure, pet friendly building- with all utilities included! This great little one-bedroom apartment also has another large den/office/living area, allowing many different possibilities. The flooring has been completely redone with tile in the main areas and bamboo flooring in the bedroom- no carpet! The kitchen has been upgraded with newer cabinetry and countertops, as well as reconfigured to provide more counterspace. The bathroom cabinets and countertop have been similarly upgraded. The unit has its own laundry and the washer/dryer are brand new. The spacious balcony is west facing to enjoy the sunsets and is located on the quieter side of the building away from the roads. There is one assigned surface parking stall located very close to an entrance with plug-in and enhanced parking lot lighting. 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. (id:6769)

Primary Bedroom 11.08 Ft x 11.17 Ft

Den 11.50 Ft x 11.17 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Living room/Dining room 12.25 Ft x 11.50 Ft

Kitchen 8.00 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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