



## 1717 60 Street Calgary Alberta

\$279,500

**\*\*PRICE IMPROVEMENT\* 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 opportuni...

Kitchen 14.92 Ft x 8.92 Ft

Living room 17.33 Ft x 14.42 Ft

Den 10.42 Ft x 8.00 Ft

Laundry room 8.17 Ft x 4.75 Ft

Other 11.50 Ft x 7.50 Ft

Bedroom 12.58 Ft x 8.92 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

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Primary Bedroom 17.58 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

**RE/MAX Realty Professionals**

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