

**303, 1717 60 Street SE**  
**Calgary, Alberta**

**MLS # A2211944**



**\$179,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	392 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

<b>Inclusions:</b>	None
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Welcome to Unit 303 at Elliston Park—your bright and cheerful urban retreat! This charming 1-bedroom, 1-bathroom condo offers low-maintenance living with all the essentials, perfectly suited for first-time buyers, savvy investors, or anyone looking to downsize in comfort. Step inside to find easy-care laminate flooring and a functional layout that maximizes space and light. The in-suite washer and dryer add everyday convenience, while the included parking stall means no more street parking woes. Enjoy beautiful west-facing views from your private space — perfect for unwinding with golden hour sunsets. Location is key! You’re just steps away from Elliston Park (home of GlobalFest fireworks!), plus nearby shopping, restaurants, and transit options make this a smart, connected choice. Whether you’re looking for a place to call your own or a no-fuss investment, this gem offers incredible value in a growing area. Book your private showing today and see how this cozy condo checks all the boxes!