

1204, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2165235



\$284,900

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	849 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage		

Inclusions: N/a

Welcome to this must-have 2-bedroom, 2-bath condo in the highly sought-after Elliston Park. Situated on the second floor, this move-in ready unit features laminate flooring and a fresh, clean interior. The spacious living room opens up to a large, covered balcony, perfect for enjoying sunny days. The galley-style kitchen is equipped with newer appliances, updated countertops, ample storage, and a generously sized dining area. Designed in a California-style layout, the condo includes a well-sized master bedroom with a walk-through closet leading to a private ensuite bath. The spacious second bedroom and a 4-piece bathroom are conveniently located on the opposite side of the living room, providing privacy and separation. Additionally, there is a huge in-suite storage room for all your organizational needs. The Elliston Park complex boasts strong financial health and reasonable condo fees that cover all utilities, including heat, water, and electricity. Ideally located near Stoney Trail with a bus stop right across the street, this condo offers easy access to transportation and the renowned Elliston Park, home of the GlobalFest Fireworks. The vibrant neighbourhood features abundant green spaces, scenic walking paths, and convenient access to East Hills Shopping Centre, which houses Costco, Walmart, Cineplex, SportChek, and a wide array of dining options. Additionally, International Avenue is nearby, providing a rich selection of international cuisine. Immediate possession is available, so you can enjoy your new home immediately. Don't miss out—schedule a viewing today!