

1308, 6224 17 Avenue SE  
Calgary, Alberta

MLS # A2175958



**\$235,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<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>	Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Renovator's dream! Bright and open north-facing 2-bedroom, 2-bathroom condo with a large balcony. This unit offers a great floor plan with a spacious living room and dining area that separates the bedrooms. The master bedroom includes a walk-through closet and a 4-piece bath. The unit features in-suite laundry and a large storage room that could also serve as a work center. Low condo fees which also includes electricity! While this condo has great potential, it requires some TLC to bring out its best—perfect for those with a handyman's touch. Priced to sell! Conveniently located across from Elliston Park and close to all amenities. Parking Stall #7