

2321, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2205060



\$292,500

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: na

Imagine waking up every morning to prime, unobstructed views of Elliston Park—sunrises, tranquil green spaces, and even the spectacular GlobalFest fireworks right from your private, covered balcony. This bright and spacious 2-bedroom, 2 full bath condo isn't just about the views. With well over 800 sq. ft. it's designed for comfort and convenience. A newly upgraded kitchen with quartz counters, stylish backsplash & new sink, plus a built in reverse osmosis water filtration system. Fresh paint everywhere, newer floors and carpets with built-in soundproofing for added peace. An open-concept layout, perfect for hosting or just unwinding. And here's the game-changer: heated, tiled underground parking and a separate storage unit—because scraping ice off your car in Alberta's winters? No thanks! Your low condo fee even covers all utilities—heat, water, and electricity! Plus, you're minutes from East Hills Shopping Centre (Costco, Walmart, Cineplex) and the amazing dining scene on International Avenue. Love the outdoors? Walking trails and green spaces are right outside, and with easy access to transit and major roads, commuting is effortless. This isn't just a condo—it's your fresh start. Ready to make it yours?