



GRASSROOTS
REALTY GROUP

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2205, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2257014



\$248,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,289 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Natural Gas, Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 861
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Welcome to this bright and spacious 1,289 SQ.FT. SOUTH-FACING CONDO overlooking Elliston Park! Flooded with natural light, this second-floor unit features a HUGE LIVING ROOM with a cozy GAS FIREPLACE, a WIDE-OPEN KITCHEN with ISLAND and STAINLESS STEEL APPLIANCES, and a LARGE MASTER BEDROOM with ENSUITE and WALK-IN CLOSET. The second bedroom also offers a WALK-IN CLOSET, plus there's a versatile DEN/OFFICE, IN-SUITE LAUNDRY, and AMPLE STORAGE. Soak up the sun all day long from your PRIVATE 24 FT SOUTH-FACING BALCONY with park views—perfect for morning coffee, evening relaxation, and watching GLOBALFEST FIREWORKS in the summer. Additional conveniences include HEATED, SECURE UNDERGROUND TITLED PARKING, EXTRA STORAGE, and VIDEO SURVEILLANCE. Best of all, the CONDO FEES COVER ALL UTILITIES—HEAT, WATER, AND ELECTRICITY—making budgeting simple and stress-free. Ideally located just minutes from EAST HILLS SHOPPING CENTRE (Costco, Walmart, Cineplex, restaurants), SCHOOLS, and MAJOR TRANSIT ROUTES. Quick access to STONEY TRAIL and DEERFOOT TRAIL ensures easy commuting, while ELLISTON PARK'S pathways, nature walks, and bike trails are right outside your door. This SUN-FILLED CONDO has it all—SPACE, SECURITY, ALL UTILITIES INCLUDED, and an UNBEATABLE LOCATION!