



**GRASSROOTS**  
REALTY GROUP

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2314, 6224 17 Avenue SE  
Calgary, Alberta

MLS # A2270569



**\$235,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Red Carpet                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 848 sq.ft.                         | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |        |
|-------------|-------------------------------|------------|--------|
| Heating:    | Hot Water                     | Water:     | -      |
| Floors:     | Carpet, Linoleum, Vinyl Plank | Sewer:     | -      |
| Roof:       | -                             | Condo Fee: | \$ 583 |
| Basement:   | -                             | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame      | Zoning:    | M-C2   |
| Foundation: | -                             | Utilities: | -      |
| Features:   | Ceiling Fan(s)                |            |        |

Inclusions: None

**\*\*Open House Sunday Nov 16 from 2-3pm\*\*** Enjoy the convenience and comfort of TITLED UNDERGROUND PARKING, the beauty of unobstructed views, and the nature and relaxation of Elliston Park &ndash; all in one location! Welcome to Elliston Park, where this spacious two-bedroom, one-bathroom condo has been immaculately maintained and is move-in ready. And the condo fees? They include all utilities &ndash; electricity, heat and water/sewer, making life so much easier. Step inside and you&rsquo;ll find a bright, open layout designed for both comfort and functionality. The kitchen offers ample cupboard and counter space, with a convenient pass-through that fills the room with light and keeps you connected to guests or the living area while you cook. Just off the kitchen, the dining space easily accommodates a full-sized table and flows seamlessly into the living room. A large sliding door opens to the covered balcony, the perfect spot to relax, entertain, or watch summer storms roll in. The primary bedroom is generously sized, there is a second bedroom, a full bathroom, and in-suite laundry for everyday convenience. This home also includes a titled underground parking stall with a storage locker. Located directly across from Elliston Park and Elliston Lake, you&rsquo;ll enjoy easy access to walking paths, picnic areas, playgrounds, and an off-leash dog park. With Stoney Trail and Deerfoot Trail just minutes away, commuting and amenities are always within reach. This condo offers exceptional value, a prime location, and stress-free living with all utilities included in the fees. Don&rsquo;t miss your chance to see it in person!