



1412, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2282308



\$209,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Red Carpet | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 994 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 626 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Movable counter in kitchen, ceiling mounted pot hanger in Kitchen, shelves in storage room

This large 2 bedroom, 2 bathroom unit, across from Elliston Park has tons of potential. Spacious and bright. It does need some TLC. Location is great. Close to bus stops, parks, shopping and major routes such as Stoney Trail and 17th Ave. Close to amenities. And the spectacular Elliston Park Fireworks show annually is not to be missed.