



**2120, 6224 17 Avenue SE
Calgary, Alberta**

MLS # A2303424



\$240,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 548

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Step into easy, low-maintenance living with this bright and thoughtfully designed main floor condo, perfectly positioned for comfort and convenience. Bathed in natural light, the open-concept layout creates an inviting atmosphere, with a generous living space separating two well-sized bedrooms—an ideal setup for roommates, guests, or added privacy. The kitchen and living areas flow seamlessly together, offering plenty of room to relax or entertain, while large windows draw in warm afternoon sunshine. Step outside to your west-facing patio, a perfect spot to unwind at the end of the day or take in Calgary’s beautiful summer evenings. Both bedrooms are spacious and complemented by two full bathrooms, while in-suite laundry and additional storage enhance everyday functionality. The titled underground parking stall—conveniently located right next to the elevator—adds an extra layer of ease to your daily routine. Condo fees cover all utilities, including heat, water, and electricity, making budgeting simple and stress-free. The building is professionally managed and well maintained, offering peace of mind for owners and investors alike. Set directly across from Elliston Park, you’ll have year-round access to green space, walking paths, and one of the city’s most popular outdoor event venues. Schools, restaurants, off-leash areas, and East Hills Shopping Centre are all just minutes away, with quick connections to Deerfoot Trail and Stoney Trail for effortless commuting. Whether you’re a first-time buyer, downsizer, or investor, this home delivers comfort, practicality, and exceptional value in a location that keeps you close to everything—right down to enjoying GlobalFest fireworks from your own patio.